

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Four Bedroom Furnished Student Rental
- Gas Central Heating, Double Glazing,
- Energy Performance Band C, Rating 70
- Close to University and Railway Station.
- Rent from £105 per week each including bills
- Please Ask One of Our Advisors For



78 Boughey Road, Shelton
Stoke-On-Trent, ST4 2BB

£105 per room per week

Description

STUDENT PROPERTY AVAILABLE 2027-28: Four bedroomed furnished student letting in the heart of Shelton's University Quarter. The property is gas central heated and double glazed, with living accommodation comprising hallway, bedroom, living room, kitchen and bathroom at ground floor level, with three bedrooms to the first floor.

PLEASE NOTE: Keates Hulme are employed to secure tenants only; once you sign a lease you will be dealing directly with your landlord.

Ground Floor

Hallway

With laminate floor and power points.

Bedroom 1 *11' 0" x 13' 10" (3.36m x 4.21m)*

With double bed, desk, wardrobe, radiator, power points, carpeted floor.

Living Room *14' 6" x 13' 10" (4.43m x 4.21m)*

With sofas, table, radiator, power points, and laminate flooring.

Kitchen *9' 3" x 11' 7" (2.81m x 3.52m)*

Fitted kitchen with pale wood wall and base units, granite effect surfaces, and appliances including washing machine, cooker and fridge freezer. Includes power points, part tiled walls, tiled floor.

Bathroom *6' 2" x 8' 10" (1.88m x 2.69m)*

Fitted bathroom suite in white with WC, pedestal basin, panelled bath with mixer shower over. Fully tiled walls and floor.

First Floor

Bedroom 2 *12' 7" x 13' 10" (3.84m x 4.22m)*

With double bed, desk, wardrobe, radiator, power points, carpeted floor.

Bedroom 3 *8' 1" x 14' 6" (2.47m x 4.42m)*

With double bed, desk, wardrobe, radiator, power points, carpeted floor.

Bedroom 4 *11' 5" x 9' 0" (3.47m x 2.75m)*

With double bed, desk, wardrobe, radiator, power points, carpeted floor.

Outside

To the rear is a paved yard with pedestrian access



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Hulme Associates Ltd t/a Keates. Registered Office: DPC House, Vernon Road, Stoke-on-Trent, ST4 2QY Company No. 4918162

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Applications/ Marketing Period

If you wish to apply for tenancy you will need to complete the preliminary application form so we can decide if you are likely to pass the referencing process. You should therefore complete the online form. **We wont accept an application unless we have met you.**

If you are successful, we pass your details onto vouch our preferred reference agent. Once we issued the vouch reference request, we will continue to market the property until your application has passed. If your application fails it will be rejected and we no longer accept guarantors.

We don't always accept the first application but allow a period of up to 28 days to select the best applicant for the property.

Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of one month.

Once your application has passed we will agree a date and issue the required documents and request the deposit this can be by bank transfer or card (**card payments must clear before you move in and can take 5 days**). Deposits will usually be one months rental. If you have a pet the deposit may be raised by one weeks rental subject to the landlord's approval.

On the day of your tenancy we will ask you to pay your rental for the first month by bank transfer.

Things that we cant do:

We cannot accept any overbid for the rental. The price is fixed and you cannot offer over. As the rental term is fixed to one month we cant accept any more than a months rental. We cannot offer you a term above a month. All these items are the law under the Renters Rights Act 2025

Our Agency

We are a RICS regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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Energy performance certificate (EPC)

78 Boughy Road STOKE-ON-TRENT ST4 2BB	Energy rating C	Valid until: 10 September 2034
		Certificate number: 9834-2921-8400-0148-0202

Property type	Mid-terrace house
Total floor area	101 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		