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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Three Bedroom Mid Terrace
- Double Glazed
- EPC Band D Rating 59 Council Tax A
- Gas Central Heated
- Modernised
- Ask an adviser to book your viewing



77 Richmond Street, Stoke-On-Trent
Stoke-On-Trent, ST4 7DZ

Monthly Rental Of
£795

Description

A large three bedroom terraced property is situated in Penkull close to the University Hospital North Staffordshire. This terraced property is undergoing some redecoration but benefits from gas central heating and double glazing throughout and a newly fitted kitchen and bathroom. Accommodation comprises hallway, dining room, living room, kitchen and bathroom at ground floor level with three bedrooms to the first floor. There is enclosed yard with pedestrian access and brick built store.

Ground Floor

Entrance Hallway

With wooden floor, radiator, PVCu door to front, stairs off.

Dining Room 11' 5" x 11' 5" (3.47m x 3.49m)

With carpeted floor, radiator, Power Point and feature hearth.

Living Room 13' 1" x 13' 7" (3.99m x 4.15m)

With wooden floor, radiator, Power Point

Kitchen 11' 3" x 7' 3" (3.44m x 2.21m)

Modern fitted kitchen with grey wall and base units granite effect surfaces over. Part tiled walls and tile effect floor. Includes cooker point, Power Point and built-in cupboard.

Bathroom 7' 3" x 6' 5" (2.21m x 1.95m)

Modern fitted bathroom suite in white with WC, pedestal basin, panelled bath with mixer shower and screen over. Tiled floor and plasticised sheeting to walls. Includes a radiator and extractor fan.

First Floor

Landing

With carpeted floor, stairs off

Bedroom 1 12' 2" x 13' 7" (3.70m x 4.14m)

With carpeted floor, radiator, Power Point and built-in cupboards.

Bedroom 2 10' 2" x 7' 3" (3.11m x 2.22m)

With carpeted floor, radiator, Power Point.

Bedroom 3 6' 7" x 12' 10" (2.00m x 3.92m)

With carpeted floor, radiator, Power Point and built-in cupboard.

Outside

Enclosed yard with pedestrian access and brick built store

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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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)

77, Richmond Street STOKE-ON-TRENT ST4 7DZ	Energy rating D	Valid until:	17 September 2030
		Certificate number:	0118-5088-6231-5710-7250

Property type	Semi-detached house
Total floor area	66 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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

Breakdown of property's energy performance