# KEATES

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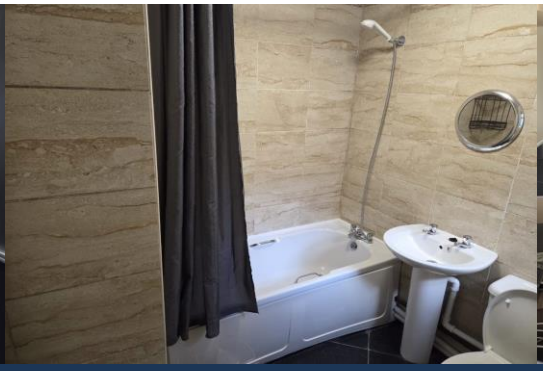
84 Church Street
Stoke-on-Trent
ST4 1BS

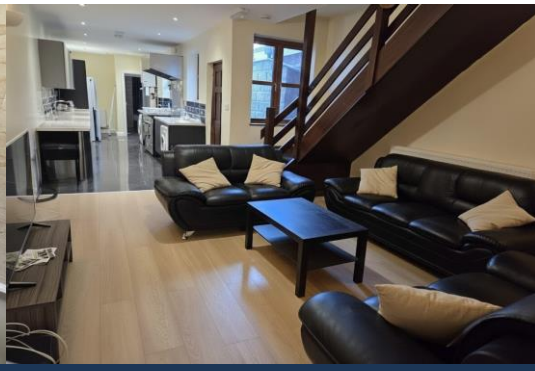
01782 847083
www.keates.uk.com




- **Six Bedroom Furnished Student Rental**
- **Gas Central Heating, Double Glazing,**
- **EPC Band C Rating 70. Council Tax A**
- **Close to University and Railway Station.**
- **Rent From £105 per week each including bills**
- **Please Ask One of Our Advisors For Further Details**







## 37 Seaford Street, Shelton

Stoke-On-Trent, ST4 2EU

**£105 per room per person**

## Description

STUDENT PROPERTY AVAILABLE NOW: Six bedroomed furnished student letting with bills included 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, shower room and bathroom at ground floor level, with five bedrooms to the first floor, two bedrooms and a washroom to the second floor.









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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.



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

# Energy performance certificate (EPC)

| | | | |
|---|---|---|---|
| 37 Seaford Street<br>Shelton<br>STOKE-ON-TRENT<br>ST4 2EU | Energy rating<br>**C** | Valid until: | **30 March 2036** |
| | | Certificate number: | **5536-5627-2600-0103-0226** |

| | |
|---|---|
| Property type | Mid-terrace house |
| Total floor area | 161 square metres |

## Rules on letting this property

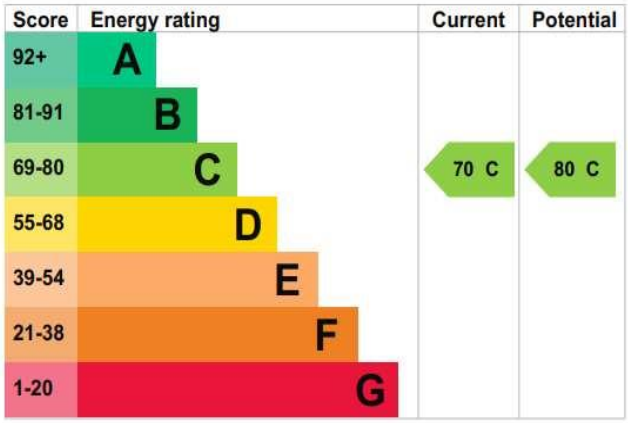
Properties can be let if they have an energy rating from A to E.

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).

## Energy rating and score

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

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