

KEATES

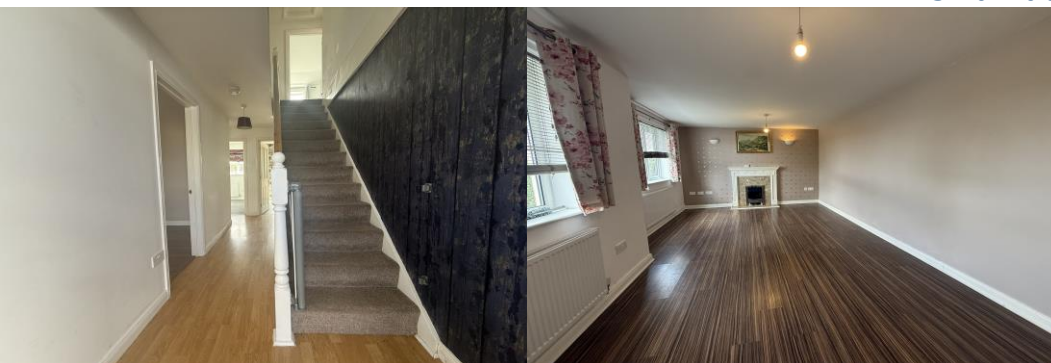
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Large five bedroom detached property
- Gas central heated and double glazed
- Epc Ban C Rating 72, Council Tax E
- Three Reception rooms and three Bathrooms
- We cannot guarantee a long tenancy
- Ask an advisor to book your Viewing



62 Redhill Lane, Tutbury
Burton-On-Trent, DE13 9JW

Monthly Rental Of
£1,350

Description

A large detached property situated in Tutbury with views onto open farmland. This large detached property benefits from gas central heating and double glazing throughout. Accommodation comprises hallway, living room, WC, kitchen diner, utility, study and dining room at ground floor level with five bedrooms, two en-suites and a family bathroom to the first floor. To the frontage gravelled driveway suitable for parking two cars leading to a single garage. Whilst at the rear is a lawn garden patio seating area and wooden shed. We cannot guarantee along tenancy. Please read the relevant information clause. The property would be ideal for those between house sales.

Relevant Information

This property is owned by the Church. Under the Renters Rights Act possession may be sought for occupation by the church to house a minister of Religion. You should therefore not consider this property a long term tenancy. We feel it best practice to inform all prospective tenants from the outset that you may not have a long lease.

Ground Floor

Hallway

With laminate floor, radiator, Power Point.

Living Room 19' 11" x 11' 11" (6.07m x 3.62m)

With wood effect floor, radiators, Power Point, aerial point, telephone point, feature hearth.

WC 8' 3" x 2' 9" (2.52m x 0.83m)

With laminate floor, WC and basin in white. Includes radiator and extractor fan.

Kitchen/Diner 19' 1" x 10' 3" (5.82m x 3.13m)

Modern fitted kitchen with pale wood wall and base units granite effect surfaces over. Part tiled walls and tile effect for include radiator, Power Point, cooker point, washer point, inset spotlights door to rear.

Utility room 5' 4" x 5' 3" (1.63m x 1.61m)

Fitted base unit with granite effect surface over. Part tiled walls and tile effect floor. Includes radiator, Power Point, Washer point.

Study 10' 4" x 9' 1" (3.15m x 2.77m)

With carpeted floor, radiator, PowerPoint.

Dining Room 13' 0" x 10' 6" (3.96m x 3.21m)

With laminate floor, radiator, Power Point. Patio doors onto rear.

First Floor

Landing

With carpeted floor, PowerPoint, stairs off.

Family Bathroom 7' 10" x 8' 7" (2.39m x 2.61m)

Modern fitted bathroom suite in White with WC, pedestal basin, roll top bath with mixer shower over. Part tiled walls and tile effect floor. Includes a radiator.

Bedroom 1 10' 6" x 13' 0" (3.21m x 3.96m)

With Carpeted floor, radiator, PowerPoint, built-in wardrobe.

Bedroom 2 11' 7" x 9' 2" (3.52m x 2.80m)

With Carpeted floor, radiator, PowerPoint, built-in wardrobe.

Bedroom 3 10' 8" x 11' 0" (3.25m x 3.36m)

With carpeted floor, radiator, PowerPoint. Ensuite bathroom off.

En-suite 8' 8" x 5' 0" (2.64m x 1.53m)

Modern fitted bathroom suite in White with WC, pedestal basin, shower cubicle with combination shower. Part tiled walls in vynile floor. Includes radiator and extractor fan.

Bedroom 4 10' 6" x 11' 1" (3.21m x 3.39m)

With carpeted floor, radiator, PowerPoint.

Bedroom 5 11' 10" x 10' 3" (3.60m x 3.12m)

With carpeted floor, radiator, PowerPoint, ensuite bathroom off.

En-suite 5' 5" x 6' 0" (1.64m x 1.82m)

Fitted bathroom suite in White with WC, pedestal basin, ensloed shower cubicle with combination shower. Part tiled walls and vinyl floor.

Garage 15' 8" x 7' 5" (4.78m x 2.25m)

With concrete floor, open over door, Electrical PowerPoint. Not Integral.

Outside

To the frontage is a gravel driveway suitable for parking two vehicles. to a side lawn and rear are lawn gardens amnd a patio seating area with wooden shed.

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)

10, Redwing Drive Biddulph STOKE-ON-TRENT ST8 7UA	Energy rating C	Valid until:	21 March 2029
		Certificate number:	8311-7527-3480-5232-0922

Property type	Semi-detached house
Total floor area	50 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.](#)