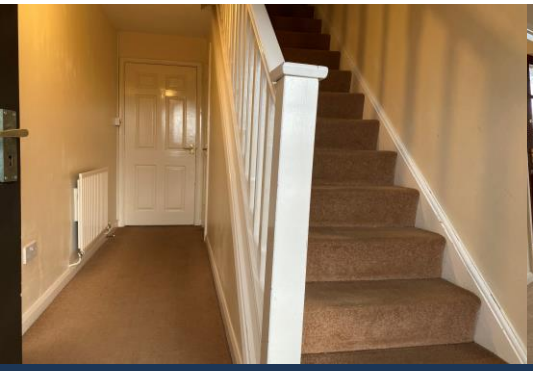
KEATES
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Four Bedroom Detached**
- **Gardens, Driveway & Garage.**
- **EPC Band D, Rating 59. Council Tax D**
- **Gas Central Heating, Two Reception Rooms**
- **We cannot guarantee a long lease**
- **Please Ask One of Our Advisors For**







48 Thames Drive, Biddulph
Stoke-On-Trent, ST8 7HL

Monthly Rental Of
£895

Description

Four bedroom detached with gardens and garage, in the Staffordshire Moorlands town of Biddulph. The property is gas central heated, with living accommodation comprising hallway, living room, dining room, kitchen and WC atground floor level, with four bedrooms and a bathroom to the first floor. There is a lawned garden to the front of the property, with a tarmac driveway leading to a single integral garage. To the rear, there is an enclosed garden, laid mainly to lawn. We cannot guarantee a long tenancy. 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 minster of Religion. You should therefore not consider this proeprty 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

Living Room *10' 8" x 16' 4" (3.25m x 4.99m)*
With gas fire, radiator, power points, aerial points, telephone point, and carpeted flooring.

Dining Room *10' 9" x 10' 0" (3.27m x 3.06m)*
With radiator, power points, and carpeted flooring.

Kitchen *9' 1" x 14' 4" (2.76m x 4.38m)*
Fitted kitchen with wood colour wall and base units, beige work surfaces, and sink unit. Also with vinyl flooring, radiator, washer point, power points and part tiled walls.

W.C. *3' 5" x 5' 6" (1.04m x 1.67m)*
With WC and wash basin

First Floor

Bedroom 1 *12' 0" x 13' 1" (3.66m x 3.98m)*
With radiator, power points, and carpeted flooring.

Bedroom 2 *8' 2" x 10' 4" (2.5m x 3.16m)*
With radiator, power points, and carpeted flooring.

Bedroom 3 *7' 6" x 9' 2" (2.29m x 2.79m)*
With radiator, power points, and carpeted flooring.

Bedroom 4 *7' 10" x 13' 11" (2.38m x 4.23m)*
With built-in cupboard, radiator, power points, and carpeted flooring.

Bathroom *6' 9" x 8' 2" (2.07m x 2.48m)*
Bathroom suite comprising pedestal wash basin, WC and panelled bath with a shower over. Also with part tiled walls and vinyl flooring.

Outside

There is a lawned garden to the front of the property, with a tarmac driveway leading to a single integral garage. To the rear, there is an enclosed garden, laid mainly to lawn.

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.

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

Energy performance certificate (EPC)

48 THAMES DRIVE BIDDULPH ST8 7HL	Energy rating **D**	Valid until: **25 April 2031** Certificate number: **0737-3005-5204-4309-6204**

Property type

Detached house

Total floor area

103 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

See how to improve this property's energy performance.