

KEATES

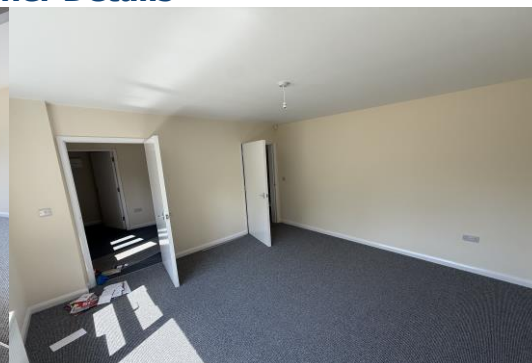
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84 Church Street
Stoke-on-Trent
ST4 1BS

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www.keates.uk.com



- **Detached House set in a larger than average plot**
- **Full Double Glazing, Gas Central Heating**
- **References And Deposit**
- **Four Bedrooms one en-suite**
- **Energy Performance Band D, Rating 59**
- **Please Ask One Of Our Advisors For Further Details**



St Johns Vicarage, High Street
Stoke-On-Trent, ST7 8BQ

Monthly Rental Of
£1,200

Description

BEING REDECORATED AVAILABLE SOON. Set in a larger than average plot this modernised four bedroom detached property, benefits from full double glazing and gas central heating. The living accommodation briefly comprises hallway, WC, lounge, dining room, kitchen, utility room to the ground floor with a family bathroom 4 bedrooms one en-suite and a study to the first floor. **Please note the property is only available for short term letting.**

This property is let and managed by Keates Hulme

Ground Floor

Entrance Hallway

With tiled flooring.

WC 3' 4" x 7' 10" (1.01m x 2.39m)

White pedestal wash basin, WC, part tiled walls, radiator and vinyl flooring.

Living Room 12' 1" x 20' 2" (3.69m x 6.14m)

UPVC double glazed window to front, feature hearth, power points, radiator, carpet flooring.

Dining Room 13' 0" x 13' 2" (3.97m x 4.02m)

UPVC double glazed window to front, power points, radiator, carpet flooring.

Kitchen 10' 4" x 15' 5" (3.15m x 4.70m)

UPVC window, range of pale wood wall and base units with granite effect work surfaces, extractor hood, cooker point, radiator, part tiled walls and vinyl floor covering.

Utility room 8' 6" x 11' 11" (2.60m x 3.62m)

Pale wood base units with granite effect work top, washer point, power point, radiator, part tiled walls, tiled floor, door leading to garage and rear.

Hallway

Built in cupboard, power points, carpet flooring.

First Floor

Family Bathroom 8' 2" x 7' 7" (2.50m x 2.31m)

UPVC window to side, white bathroom suite comprising panelled bath, vanity unit housing wash basin, WC, extractor fan, radiator, part tiled walls and vinyl flooring.

Bedroom One 15' 2" x 11' 4" (4.62m x 3.46m)

UPVC window to rear, range of built in wardrobes, power points, radiator, carpet flooring.

Bathroom 6' 9" x 3' 4" (2.05m x 1.01m)

White bathroom suite comprising shower cubicle with electric shower, wash basin, WC, extractor fan, radiator, part tiled walls and vinyl flooring.

Bedroom Two 12' 8" x 7' 1" (3.86m x 2.16m)

Power points, radiator, carpet flooring.

Bedroom Three 11' 11" x 13' 0" (3.64m x 3.96m)

UPVC double glazed window to rear, wash basin, power points, radiator, carpet flooring.

Bedroom Four 12' 0" x 12' 11" (3.66m x 3.93m)

UPVC window, built in wardrobes, power points, radiator, carpet flooring.

study 13' 10" x 12' 10" (4.22m x 3.92m)

UPVC window to front, power points, radiator, carpet flooring.



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

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 drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 9-10 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

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. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

Our Agency

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

Energy performance certificate (EPC)

St. Johns Vicarage High Street Alsagers Bank STOKE-ON-TRENT ST7 8BQ	Energy rating C	Valid until:	7 May 2036
		Certificate number:	2510-3062-6204-1046-2204

Property type	Detached house
Total floor area	146 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 C.

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