

KEATES

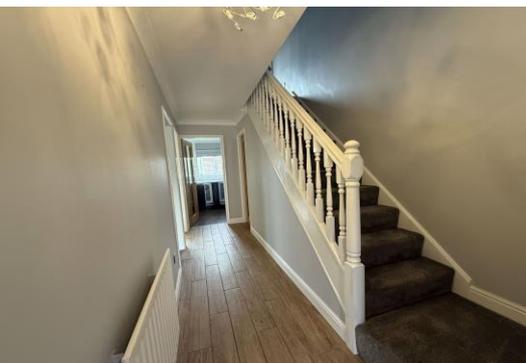
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Four Bed Modernised Deatched House**
- **Central Heated and Double Glazed**
- **EPC Band C, Rating 74 Council Tax E**
- **Parking, Garage and Gardens**
- **We can only guarantee a six month lease**
- **Ask an adviser to book your viewing**



8 Perivale Close, Stoke-On-Trent
Stoke-On-Trent, ST1 6UD

Monthly Rental Of
£1,200

Description

A modernised four bedroom detached property situated in Birches hHad. This modern detached property benefits from off-road parking, garage, gardens, gas central heating, double glazing and modern kitchen and bathrooms. Accommodation comprises entrance Hall, WC, living room, dining room, kitchen and integral garage at ground floor level with four bedrooms, one en-suite and a family bathroom to the first floor. To the frontage is a block driveway suitable for parking two cars at the rear is a lawned garden with decked seating area and patio. We cannot guarantee a tenancy beyond 6 months please read the relevant information clause. The property would be ideal for those between house sales.

Ground Floor

Entrance Hall

With wood effect floor, radiator, Power Point. Built-in storage cupboard.

WC 3' 10" x 5' 4" (1.18m x 1.63m)

With wood effect floor, basin and WC in white, radiator.

Living Room 11' 5" x 18' 10" (3.47m x 5.74m)

With carpeted floor, radiator, PowerPoint, aerial point, feature hearth.

Dining Room 11' 2" x 11' 8" (3.41m x 3.55m)

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

Kitchen 8' 8" x 16' 5" (2.65m x 5.00m)

Modern fitted kitchen with grey wall and base units marble effect surfaces over. Part tiled walls and wood effect floor. Includes cooker point, Power Point, radiator, door to rear and garage.

Garage 19' 8" x 9' 1" (6.00m x 2.76m)

With concrete floor, up and over door, Power Point, Washer point, built-in storage cupboards.

First Floor

Landing

With carpeted floor, radiator, PowerPoint, built-in airing cupboard.

Bedroom 1 7' 10" x 7' 7" (2.40m x 2.30m)

With carpeted floor, radiator, Power Point, built-in wardrobes.

Bedroom 2 12' 2" x 11' 10" (3.70m x 3.60m)

With carpeted floor, radiator, Power Point, built in wardrobes.

Bedroom 3 11' 10" x 14' 2" (3.60m x 4.32m)

With carpeted floor, radiator, Power Point, en-suite bathroom off.

En-suite 5' 9" x 6' 3" (1.74m x 1.90m)

Fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with combination shower. Fully walls and tiled floor. Includes heated chrome towel radiator.

Family Bathroom 5' 11" x 7' 6" (1.80m x 2.28m)

Modern fitted bathroom suite and white with WC, pedestal basin, panel bath with mixer shower over. Fully tiled walls and fully tiled floor. Includes heated chrome towel radiator.

Bedroom 4 9' 4" x 14' 1" (2.85m x 4.29m)

With carpeted floor, radiator, Power Point, built-in wardrobes and bedroom furniture.

Outside

To the frontage is a block driveway suitable for parking two cars at the rear is a lawned garden with decked seating area and patio.

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

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

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