

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Two Bed Terrace Close to University
- Double Glazed
- EPC Band D, Rating 56 Council Tax A
- Gas Central Heating,
- Refs & Deposit Required.
- Please Ask One of Our Advisors For Further Details



**18 Newlands Street, Shelton**  
Stoke-On-Trent, ST4 2RF

**Monthly Rental Of**  
**£695**

## Description

Modernised two bedroom terrace, situated in Shelton's University Quarter, close to Staffordshire University. The property is gas central heated and double glazed and part furnished. Living accommodation comprising a hallway, two reception rooms, fitted kitchen and bathroom at ground floor level, with two bedrooms to the first floor.

This property is let and managed by Keates

## Ground Floor

### Entrance Hall *10' 11" x 3' 7" (3.33m x 1.09m)*

With carpeted flooring.

### Front Reception Room *10' 6" x 10' 10" (3.2m x 3.3m)*

With feature hearth, radiator, power points and carpeted flooring.

### Rear Reception Room *14' 6" x 11' 7" (4.42m x 3.53m)*

With feature hearth, gas fire, radiator, power points, aerial point, telephone point and carpeted flooring.

### Kitchen *6' 1" x 11' 9" (1.85m x 3.58m)*

With pine colour units, marble effect worktops, gas hob and electric oven, power points, radiator, part-tiled walls and tiled flooring.

### Bathroom *8' 3" x 5' (2.51m x 1.52m)*

With modern white bathroom suite comprising low level W.C., pedestal washbasin and paneled bath with shower over. Also with part-tiled walls and tiled flooring.

## First Floor

### Front Bedroom *10' 6" x 14' 4" (3.2m x 4.37m)*

With radiator, power points and carpeted flooring.

### Rear Bedroom *11' 9" x 14' 4" (3.58m x 4.37m)*

With storage cupboard, original cast iron fireplace, radiator, power points and carpeted flooring.

## Outside

Walled rear yard with pedestrian access.

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

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the owner. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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18, Newlands Street, STOKE-ON-TRENT, ST4 2RF

**Dwelling type:** End-terrace house  
**Date of assessment:** 17 August 2019  
**Date of certificate:** 19 August 2019

**Reference number:** 9638-1001-6238-6201-5944  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 80 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

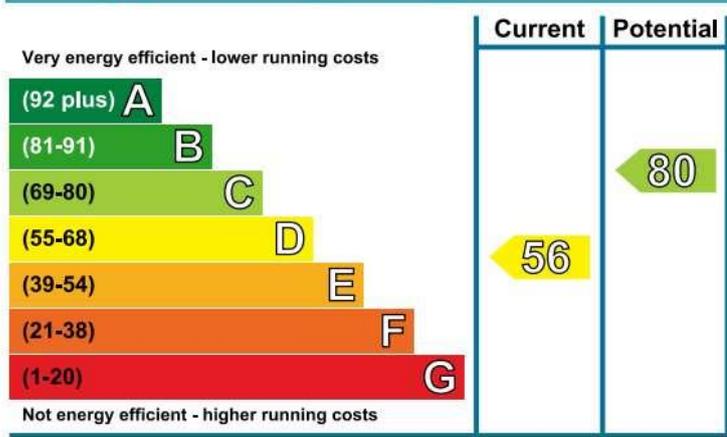
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,207</b>
<b>Over 3 years you could save</b>	<b>£ 1,032</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	
Heating	£ 2,760 over 3 years	£ 1,812 over 3 years	
Hot Water	£ 264 over 3 years	£ 180 over 3 years	
<b>Totals</b>	<b>£ 3,207</b>	<b>£ 2,175</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 804
2 Floor insulation (suspended floor)	£800 - £1,200	£ 141
3 Solar water heating	£4,000 - £6,000	£ 84

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.