

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Two Bedroom Terrace
- Double Glazing
- EPC Band D, Rating 60 Council Tax A
- Gas Central Heating
- Garden to Rear
- Please Ask One Of Our Advisors For Further Details



**334 Werrington Road, Bucknall**  
Stoke-on-trent, ST2 9AX

**Monthly Rental Of**  
**£695**

## Description

A two bedroom terraced house to let in Bucknall, Stoke on Trent. The property is gas central heated and double glazed, with living accommodation comprising two reception rooms, kitchen and bathroom at ground floor level, with two bedrooms to the first floor. To the rear of the property there is a garden with a brick built store. See the full lettings particulars for fees due and standard terms of letting.

This property is let and managed by Keates .

### Ground Floor

**Front Reception Room** 3.58m(11'9") x 3.53m(11'7")

With aerial point, power points, radiator, new carpets and curtains.

**Rear Reception Room** 4.29m(14'1") x 3.48m(11'5")

A large reception room with aerial points, power points, radiator and new carpets.

**Kitchen** 2.88m(9'5") x 1.99m(6'6")

Beech wall and base units with a grey granite effect work surface, brick tiled flooring, part tiled walls, power points, radiator and a washer point. Also with a integrated cooker and hob.

**Bathroom** 2.08m(6'10") x 1.91m(6'3")

A new white bathroom suite with a pedastal wash basin, wc and a panelled bath with a shower above, part tiled walls and vinyl flooring.

### First Floor

**Front Bedroom** 4.57m(15'0") x 3.38m(11'1")

A large bedroom with power points, radiator and new carpets.

**Rear Bedroom** 3.53m(11'7") x 3.40m(11'2")

With radiator, power points and carpeted flooring. Store cupboard off.

### Outside

Small garden with low wall to the front. Rear garden with patio, lawn and shrubs.

## 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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# Energy performance certificate (EPC)

|  |                           |                     |                          |
|--|---------------------------|---------------------|--------------------------|
| 334 WERRINGTON ROAD<br>BUCKNALL<br>STOKE-ON-TRENT<br>ST2 9AX | Energy rating<br><b>D</b> | Valid until:        | 15 November 2030         |
|  |                           | Certificate number: | 7300-3901-8200-9870-4200 |

|                  |                   |
|------------------|-------------------|
| Property type    | Mid-terrace house |
| Total floor area | 71 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 D. It has the potential to be C.

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