



- **Two Bed Terraced House**
- **Double Glazed**
- **EPC Band D Rating 65 Council Tax A**
- **Gas Central Heated**
- **Close to town centre**
- **Ask an adviser to book your viewing**



99 Smithfield Road, Uttoxeter
Uttoxeter, ST14 7LD

Monthly Rental Of
£695

Description

A two bedroom terrace property situated close to Uttoxeter town Centre. The property benefits from gas central heating and double glazing throughout. Accommodation comprises entrance hall, living room, dining room, kitchen, utility and WC at ground floor level with two bedrooms and a bathroom to the first floor. To the frontage is a gravel forecourt at the rear is an enclosed paved yard with pedestrian access,

Ground Floor

Hallway

With carpeted floor, stairs off

Living Room 12' 1" x 15' 6" (3.68m x 4.72m)

With carpeted floor, radiator, Power Point, aerial points, feature hearth.

Dining Room 8' 11" x 15' 2" (2.71m x 4.63m)

With carpeted floor, radiator, Power Point, hearth built-in storage cupboard.

Kitchen 9' 1" x 7' 4" (2.78m x 2.23m)

Fitted kitchen with wood wall and base units marble effect surfaces over. Fully tiled walls and tiled floor. Includes cooker point, Power Point, radiator, door to rear.

Utility room 4' 9" x 7' 4" (1.45m x 2.23m)

With fitted worktop, Power Point, washing point, tiled floor and tiled walls.

WC 2' 10" x 7' 4" (.87m x 2.23m)

With tiled walls, floor, WC and white.

First Floor

Landing

With carpet floor, stairs off

Bedroom 1 11' 10" x 9' 8" (3.60m x 2.95m)

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

Bedroom 2 8' 1" x 12' 9" (2.47m x 3.89m)

With carpeted floor, radiator, Power Point.

Bathroom 10' 2" x 7' 5" (3.09m x 2.25m)

Fitted bathroom suite in white with WC, basin set and vanity unit, panel bath with electric shower over. Part tiled walls and carpeted floor. Includes radiator.

Outside

To the frontage is a gravede forecourt. At the rear is a paved 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 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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Energy performance certificate (EPC)

99 Smithfield Road UTTOXETER ST14 7LD	Energy rating D	Valid until: 21 December 2031
		Certificate number: 2070-1612-4118-1011-1689

Property type Mid-terrace house

Total floor area 81 square metres

Rules on letting this property

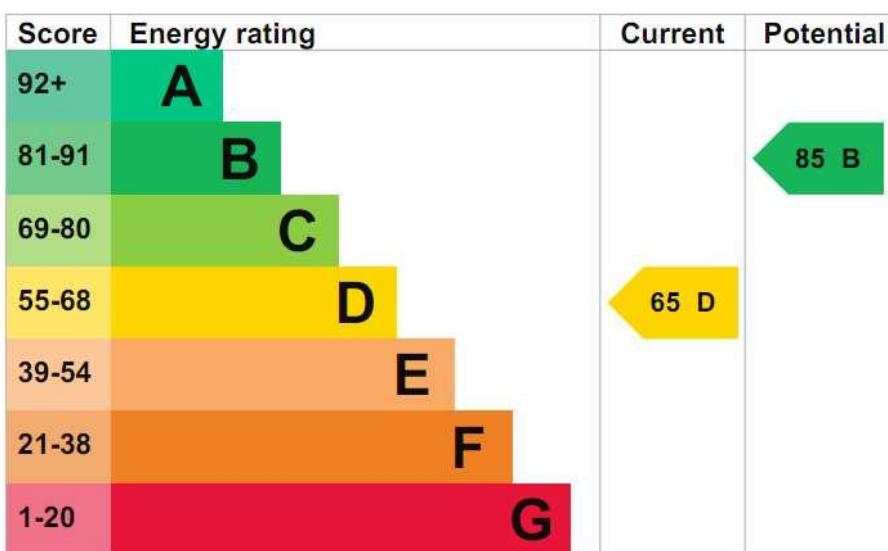
Properties can be let if they have an energy rating from A to E.

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>).

Energy rating and score

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

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance