

# KEATES

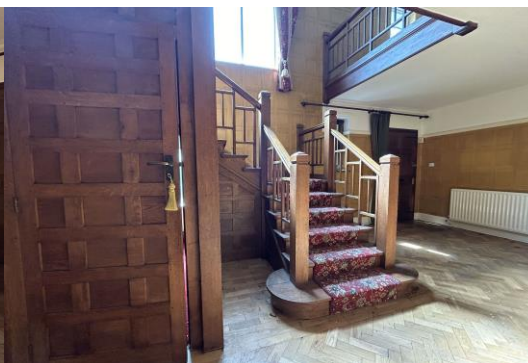
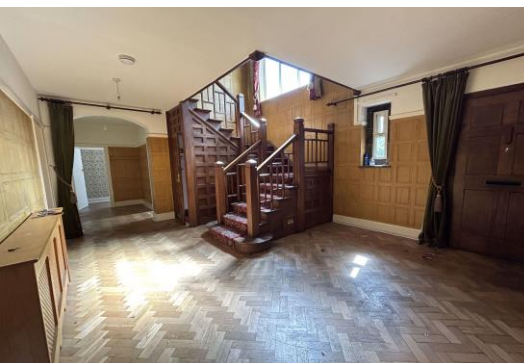
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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Six Bedroom Detached House
- Gas Central Heated
- EPC Band C Rating 71, Council Tax F
- Large Property
- Double Glazed
- Ask an adviser to book your viewing



**St Mary & St Chad's Presbytery , 269  
Anchor Road  
Stoke-On-Trent, ST3 5DN**

**Monthly Rental Of  
£1,200**



## Description

A very large detached property situated on a large plot off Anchor Road in Sandford Hill. The property benefits from gas central heating and double glazing throughout, off-road parking for many cars and gardens. Accommodation comprises entrance porch, large hallway, living room, study, dining room, ground floor WC, storerooms, Office, kitchen and utility at ground floor level with six bedrooms and two bathrooms plus a separate WC to the first floor. To the frontage is a tarmac driveway and hedged front garden. At the rear is a lawn garden and hedged borders. We cannot guarantee a tenancy beyond 6 months please read the relevant information clause. The property would be ideal for those between house sales

## Relevant Information

The property will be leased for a 12 month period with a break clause after 6 months as our client cannot guarantee long term rental. If you require long term accommodation we advise this property may not be suitable for you as a tenant.

## Ground Floor

### Entrance Porch

With tiled floor and PVCu door front.

### Hallway

With parquet floor, radiator, power points, built-in storage cupboard and feature staircase.

### Living Room 18' 4" x 14' 6" (5.58m x 4.41m)

With parquet floor, feature hearth with inset fire, Power Point, Radiator, patio door to rear.

### Study 12' 3" x 14' 0" (3.73m x 4.26m)

With parquet floor, feature art deco fireplace, radiator, Power Point and built-in shelving.

### Dining Room 16' 1" x 13' 11" (4.91m x 4.23m)

With parquet floor, Feature art deco fireplace, Power Point, radiator, aerial point.

### Store Room 11' 11" x 6' 5" (3.64m x 1.96m)

With vinyl floor, radiator, Power Point.

### WC 8' 0" x 8' 10" (2.45m x 2.68m)

Fitted suite in white with WC, pedestal basin, part tiled walls and tile effect floor. Includes radiator.

### Office 13' 11" x 12' 4" (4.25m x 3.77m)

With parquet floor, radiator, Power Point.

### Kitchen 13' 3" x 11' 10" (4.04m x 3.61m)

Modern fitted kitchen with white wall and base units granite effect surfaces over. Part tiled walls and tile effect floor. Includes Cooker point, Power Point, stillage cupboard.

## Utility Room

With fitted base units in white granite effect surfaces over. Part tiled walls and tile effect floor. Include Power Point, Washer point, Belfast sink.

## Out House

With three brick built storerooms in Integral to utility room.

## Garage 10' 0" x 20' 9" (3.06m x 6.32m)

With concrete floor, up over door, electric power and lighting.

## First Floor

### Landing

A large gallery landing with radiator, Power Point, wooden floor and two windows to front.

### Bedroom 1 18' 6" x 13' 11" (5.65m x 4.25m)

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

### Bedroom 2 12' 7" x 13' 11" (3.84m x 4.24m)

With carpeted floor, radiator, Power Point.

### Bedroom 3 16' 6" x 13' 10" (5.04m x 4.22m)

With carpeted floor, radiator, PowerPoint and en-suite bathroom off.

### En-suite 7' 7" x 11' 11" (2.30m x 3.63m)

Fitted bathroom suite in white with WC, pedestal basin, b-day and enclosed shower cubicle with electric shower. Part tiled walls and tile effect floor. Includes radiator.

### Family Bathroom 8' 4" x 8' 9" (2.54m x 2.66m)

Fitted bathroom suite in Green with panel bath with electric shower over, pedestal basin. Part tiled walls and tile effect floor. Includes radiator.

### Bedroom 4 10' 10" x 12' 5" (3.29m x 3.79m)

With carpeted floor, radiator, power points.

### Bedroom 5 12' 7" x 10' 10" (3.83m x 3.31m)

With carpeted floor, radiator, power points.

### Bedroom 6 8' 8" x 12' 4" (2.63m x 3.75m)

With radiator, Power Point, vinyl floor.

### WC 8' 1" x 3' 5" (2.46m x 1.04m)

With WC and basin in white, tile effect floor

## 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.

# Energy performance certificate (EPC)

269 Anchor Road STOKE-ON-TRENT ST3 5DN	Energy rating <b>C</b>	Valid until: 9 May 2034
		Certificate number: 5134-8825-1300-0522-7202

Property type	Detached house
Total floor area	196 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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