



- **Two bedroom terraced property**
- **Close to the Town Centre**
- **Ask an adviser to book your viewing**
- **Gas central heating and double glazing**
- **Epc Band E Rating 53, Council Tax band A**
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1 Lovatt Street, Stoke-On-Trent
Stoke-On-Trent, ST4 7RL

Monthly Rental Of
£695

Description

A two bedroom terrace property situated in Stoke in need of some internal updating. Property benefits from gas central heating and double glazing throughout. Accommodation comprises dining room, living room, kitchen and bathroom ground floor level with two bedrooms to the first floor. The area is enclosed paved yard with pedestrian access

Ground Floor

Dining Room 11' 10" x 11' 3" (3.60m x 3.44m)

With laminate floor, radiator, Power Point.

Living Room 10' 11" x 12' 4" (3.33m x 3.75m)

With laminate floor, radiator, Power Point, built-in cupboard, stairs off.

Kitchen 11' 3" x 6' 2" (3.44m x 1.89m)

Newly Fitted kitchen with white wall and base units wood effect surfaces over. Part tiled walls and tiled floor. Includes cooker and hob, Power Point, Washer point.

Bathroom 6' 10" x 6' 2" (2.09m x 1.87m)

Fitted bathroom suite in white with WC, pedestal basin, electric shower. Part tiled walls and tile floor.

First Floor

Bedroom 1 11' 9" x 11' 0" (3.58m x 3.35m)

With carpeted floor, radiator, Power Point

Bedroom 2 12' 10" x 11' 10" (3.90m x 3.6m)

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

Outside

At the rear is enclosed 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)

1 Lovatt Street Stoke On Trent ST4 7RL	Energy rating E	Valid until: 8 September 2034
		Certificate number: 0310-2854-0010-2404-6865

Property type Mid-terrace house

Total floor area 64 square metres

Rules on letting this property

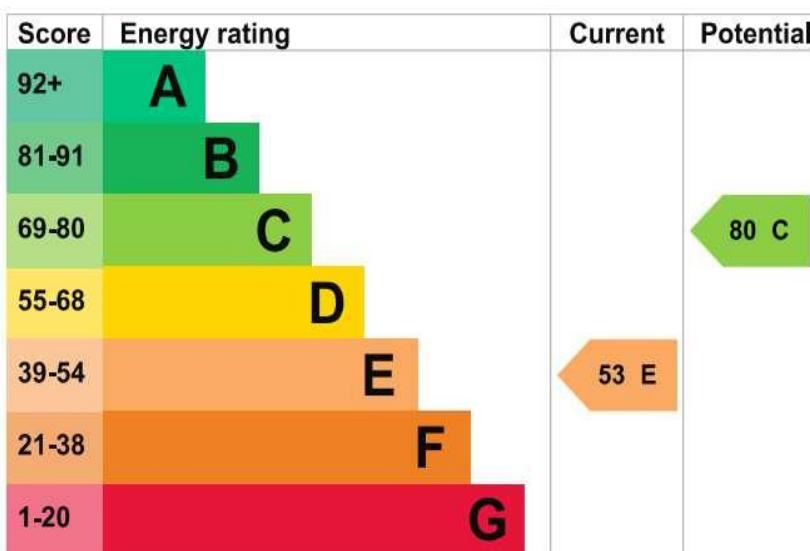
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be C.

[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