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84 Church Street
Stoke-on-Trent
ST4 1BS

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- **Four Bedroom Detached House**
- **Gas Central Heated, Double Glazed**
- **EPC Band C Rating 72 Council Tax D**
- **Parking, Garden and Patio**
- **Four Reception Rooms, Two Bathrooms**
- **Ask an adviser to book your viewing**



3 Romney Grove, Stoke-On-Trent
Stoke-On-Trent, ST3 4TU

Monthly Rental Of
£1,200

Description

A modern four bedroom detached property situated in lightwood. The property benefits from gas central heating, double glazing, off-road parking for two cars and a large rear garden. Accommodation comprises entrance hall, study, living room, dining room, conservatory, kitchen, utility and WC at ground floor level with four bedrooms and two bathrooms to the first floor. To the frontage is a tarmac driveway suitable for parking two cars whilst at the rear is a patio seating area and lawned garden. 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 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 Hall

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

Study/ Office 16' 8" x 8' 4" (5.09m x 2.54m)

With carpeted floor, radiator, Power Point

Living Room 17' 1" x 11' 5" (5.21m x 3.48m)

With carpeted floor, radiator, Power Point, aerial point, wall lights.

Dining Room 11' 3" x 10' 6" (3.44m x 3.21m)

With carpeted floor, radiator, Power Point, patio doors onto conservatory.

Conservatory 9' 11" x 10' 0" (3.01m x 3.06m)

With carpeted floor, fitted blinds, electric heater and PowerPoint. Patio door to rear.

Kitchen 11' 7" x 10' 0" (3.53m x 3.04m)

Modern fitted kitchen with wood wall and base units, granite effect surfaces over. Part tiled walls and wood effect floor. Includes radiator, Power Point, cooker point.

Utility room 5' 7" x 6' 8" (1.69m x 2.02m)

With fitted base unit in wood ground working surface and sink over. Part tiled walls and wood effect floor. Includes radiator, extractor fan, Power Point, Washer point.

WC 4' 7" x 5' 3" (1.40m x 1.59m)

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

First Floor

Landing

With carpeted floor, built-in airing cupboard, stairs off.

Bedroom 1 8' 8" x 12' 4" (2.64m x 3.77m)

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

Bedroom 2 8' 4" x 11' 4" (2.53m x 3.45m)

With carpeted floor, radiator, Power Point.

Bathroom 8' 3" x 5' 10" (2.52m x 1.78m)

Modern fitted bathroom suite in white with WC and basin set in vanity unit, panel bath with rainfall style shower and screen over. Fully tiled walls and wood effect floor. Includes towel radiator, extractor fan.

Bedroom 3 8' 8" x 11' 1" (2.63m x 3.39m)

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

Bedroom 4 13' 5" x 11' 2" (4.09m x 3.41m)

With carpeted floor, radiator, Power Point, built-in wardrobes and ensuite bathroom off.

Ensuite 7' 0" x 4' 8" (2.13m x 1.43m)

Modern fitted bathroom suite in white with basin, WC, enclosed shower cubicle with combination shower. Fully tiled walls and wood effect floor. Includes towel radiator and extractor fan.

Outside

To the frontage is a tarmac driveway suitable for parking two cars whilst at the rear is a patio seating area and lawned garden.



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)

3 Romney Grove STOKE-ON-TRENT ST3 4TU	Energy rating	Valid until:	22 January 2036
	C	Certificate number:	7699-3957-0200-3465-0200

Property type Detached house

Total floor area 127 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.](#)