

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

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- Six Bedroom Furnished Student Rental
- Gas Central Heating, Double Glazing,
- EPC Band D Rating 57. Council Tax A
- Close to University and Railway Station.
- Rent From £95 per week each including bills
- Please Ask One of Our Advisors For



37 Seaford Street, Shelton
Stoke-On-Trent, ST4 2EU

**Weekly Rental Of
from £95 per room
including bills**



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/ Marketing Period

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 complete the online form. **We wont accept an application unless we have met you.**

If you are successful, we pass your details onto vouch our preferred reference agent. Once we issued the vouch reference request, we will continue to market the property until your application has passed. If your application fails it will be rejected and we no longer accept guarantors.

We don't always accept the first application but allow a period of up to 28 days to select the best applicant for the property.

Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of one month.

Once your application has passed we will agree a date and issue the required documents and request the deposit this can be by bank transfer or card (**card payments must clear before you move in and can take 5 days**). 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.

On the day of your tenancy we will ask you to pay your rental for the first month by bank transfer.

Things that we cant do:

We cannot accept any overbid for the rental. The price is fixed and you cannot offer over. As the rental term is fixed to one month we cant accept any more than a months rental. We cannot offer you a term above a month. All these items are the law under the Renters Rights Act 2025

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.

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Hulme Associates Ltd t/a Keates. Registered Office: DPC House, Vernon Road, Stoke-on-Trent, ST4 2QY Company No. 4918162

Energy Performance Certificate



37 Seaford Street, STOKE-ON-TRENT, ST4 2EU

Dwelling type: Mid-terrace house
Date of assessment: 23 March 2016
Date of certificate: 01 April 2016

Reference number: 0678-2887-6773-9326-5025
Type of assessment: RdSAP, existing dwelling
Total floor area: 156 m²

Use this document to:

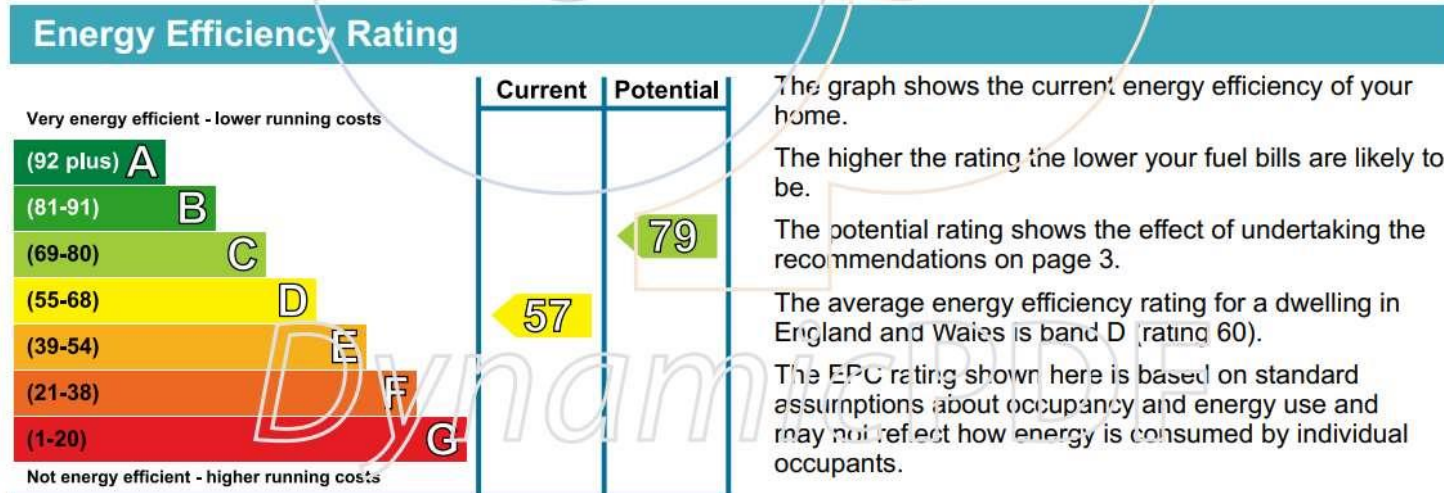
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 5,355**

Over 3 years you could save **£ 1,977**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 366 over 3 years	£ 246 over 3 years	
Heating	£ 4,641 over 3 years	£ 2,781 over 3 years	
Hot Water	£ 348 over 3 years	£ 351 over 3 years	
Totals	£ 5,355	£ 3,378	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,080
2 Internal or external wall insulation	£4,000 - £14,000	£ 648
3 Floor insulation (suspended floor)	£800 - £1,200	£ 150

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.