

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Furnished Two Bedroom Terrace**
- **Two Reception Rooms**
- **EPC Band D, Rating 68 Council Tax A**
- **Gas Central Heating, Double Glazing**
- **References and Deposit Required.**
- **Please Ask One of Our Advisors For Further Details**



**64 Bond Street, Tunstall**  
Stoke-On-Trent, ST6 5HF

**Monthly Rental Of**  
**£650**

## Description

A part furnished two bed terraced property, with double glazing and central heating. Accommodation comprises two reception rooms, fitted kitchen and bathroom at ground floor level with two bedrooms to the first floor.

This property is let and managed by Keates

## Ground Floor

**Front Reception Room** 10' 3" x 11' 2" max. (3.12m x 3.4m max.)

With pvcu double glazed window to front aspect, feature hearth and electric fire, radiator, and carpeted flooring.

**Rear Reception Room** 12' 3" x 11' 5" max. (3.74m x 3.47m max.)

With pvcu double glazed window to rear aspect, under-stairs storage, feature hearth and electric fire, radiator, table and four chairs, welsh dresser, tallboy, wall mirror, power points, carpeted flooring, and stairs off to first floor.

**Kitchen** 5' 11" x 12' 5" max. (1.81m x 3.78m max.)

Fitted kitchen with white units, wood-block effect worktops, sink and drainer with mixer tap, and appliances including cooker and hob with extractor hood, fridge freezer, washing machine. Also with pvcu double glazed window to side aspect, radiator, power points, part-tiled walls, and vinyl flooring.

**Bathroom** 6' 11" x 5' 12" (2.12m x 1.82m)

White bathroom suite comprising WC, pedestal washbasin, and panelled bath with shower over. Also with pvcu double glazed window to side aspect, bathroom cabinet, mirror, extractor, part-tiled walls, and vinyl flooring.

## First Floor

**Front Bedroom** 11' 5" max. x 10' 2" (3.48m max. x 3.1m)

With pvcu double glazed window to front aspect, radiator and carpeted flooring.

**Rear Bedroom** 12' 4" x 11' 5" (3.77m x 3.47m)

With pvcu double glazed window to rear aspect, storage cupboard off, radiator, and carpeted flooring.

## Outside

Paved rear yard.

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### 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.

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# Energy Performance Certificate

64, Bond Street, STOKE-ON-TRENT, ST6 5HF

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 19 November 2012  
**Date of certificate:** 20 November 2012

**Reference number:** 9563-2851-6992-9492-7031  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 68 m<sup>2</sup>

## 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

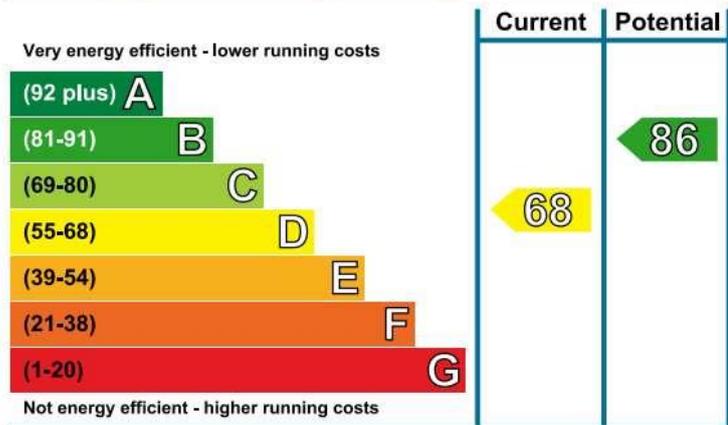
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£1,800</b>
<b>Over 3 years you could save</b>	<b>£318</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£117 over 3 years	£117 over 3 years	
Heating	£1,437 over 3 years	£1,191 over 3 years	
Hot Water	£246 over 3 years	£174 over 3 years	
<b>Totals</b>	<b>£1,800</b>	<b>£1,482</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£129	
2 Floor insulation	£800 - £1,200	£111	
3 Solar water heating	£4,000 - £6,000	£72	

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.