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84 Church Street
Stoke-on-Trent
ST4 1BS

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- **Four Bedroom Detached House**
- **Double Glazed and Central Heated**
- **EPC Band D Rating 61**
- **Parking, Gardens and Garage**
- **Modern Kitchen and Bathroom**
- **Ask an adviser to book your viewing**



68 Chestnut Road, Loggerheads
Market Drayton, TF9 4RF

Monthly Rental Of
£1,250

Description

A well-kept four bedroom detached property situated in the quiet village of Loggerheads. This four bedroom detached property sits on a large plot with off-road parking in front and a garden at the rear. Accommodation comprises hallway, ground floor WC, living room, dining room, utility room, conservatory and garage at ground floor level with four bedrooms (one en-suite) and a family bathroom to the first floor. To the frontage is a tarmac driveway suitable for parking two cars leading to an integral garage with a lawned garden adjoining the drive. At the rear is a lawned garden, patio seating area and wooden shed.

Ground Floor

Hallway

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

WC 3' 9" x 8' 4" (1.14m x 2.55m)

Modern fitted bathroom suite in white with WC, basin set in vanity unit. Part tiled walls and wood effect floor

Living Room 12' 5" x 17' 5" (3.79m x 5.32m)

With carpeted floor, radiator, Power Point, aerial point, feature hearth with inset electrical fire.

Dining Room 11' 7" x 6' 9" (3.53m x 2.07m)

With carpeted floor, radiator, power points.

Kitchen 11' 5" x 14' 8" (3.47m x 4.48m)

Modern fitted kitchen with pale wood wall and base units with surfaces over and inset double stainless steel sink and draining unit. Part tiled walls and fully tiled floor. Includes chrome radiator, power points, feature range cooker with extractor hood.

Utility room 8' 10" x 7' 7" (2.69m x 2.31m)

With tiles floor, fitted base units and working surface, tiled floor and part of walls. Includes power points and washing machine point. Door to rear.

Garage 30' 3" x 8' 10" (9.22m x 2.69m)

With concrete floor, electrical power, lighting and open over door.

Conservatory 11' 9" x 10' 4" (3.58m x 3.16m)

With doors to front and rear, carpeted floor, power points.

First Floor

Landing

With window to side, and electrical Power Point.

Bedroom 1 14' 7" x 10' 3" (4.45m x 3.13m)

With carpeted floor, radiator, Power Point and two windows to front. En-suite off.

En-suite 10' 3" x 4' 5" (3.12m x 1.35m) Maximum

Fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with a combination shower. Part tiled walls and tiled floor includes extractor fan.

Bedroom 2 7' 10" x 10' 9" (2.39m x 3.28m)

With carpeted floor, radiator, power points.

Family Bathroom 8' 5" x 7' 1" (2.56m x 2.16m)

Modern fitted bathroom suite in white with WC, pedestal basin, paneled bath with electric shower and screen over. Majority tiled and wood effect floor. Includes heated chrome towel radiator.

Bedroom 3 10' 10" x 11' 5" (3.31m x 3.48m)

With carpeted floor, radiator, power points

Bedroom 4 8' 2" x 10' 8" (2.49m x 3.24m)

With laminate floor, radiator, power points.

Outside

To the frontage is a tarmac drive suitable for parking two cars and a lawned garden. At the rear is enclosed garden with lawn and patio seating area.



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)

68, Chestnut Road Loggerheads MARKET DRAYTON TF9 4RF	Energy rating D	Valid until: 13 February 2022
		Certificate number: 0096-2854-6121-9592-3825

Property type

Detached house

Total floor area

121 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)