

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Two Bedroom Terraced House
- Two Reception Rooms
- EPC Band D, Rating 63 Council Tax A
- Gas Central Heating
- References & Deposit Required,
- Please Ask One of Our Advisors For Further Details



**13 Boothen Road, Stoke-On-Trent**  
Stoke-On-Trent, ST4 4AH

**Monthly Rental Of**  
**£695**

## Description

This two bedroom terraced house is conveniently situated for local amenities, being within walking distance of Stoke town centre. The property is gas central heated, with living accommodation comprising two reception rooms, fitted kitchen and bathroom at ground floor level, with two bedrooms to the first floor and an enclosed yard to the rear.

This property is let and managed by Keates Hulme.

## Ground Floor

**Hallway** 12' 0" x 3' 2" (3.65m x 0.97m) max.

With radiator, telephone point, and carpeted flooring.

**Front Reception Room** 7' 9" x 11' 2" (2.37m x 3.41m) max.

With pvcu double glazed window, radiator, power points, aerial point, and carpeted flooring.

**Rear Reception Room** 15' 9" x 11' 4" (4.8m x 3.46m) max.

With pvcu double glazed window, under-stairs cupboard, feature hearth and electrical fire, radiator, power points, aerial point, telephone point, and carpeted flooring.

**Kitchen** 13' 0" x 5' 10" (3.96m x 1.77m) max.

Fitted kitchen with white units, granite effect worktops, sink and drainer unit, Also with pvcu double glazed window, extractor fan, radiator, power points, part-tiled walls, and vinyl flooring.

## Rear Hallway

With pvcu rear entrance door, combi boiler, and vinyl flooring.

**Bathroom** 6' 5" x 5' 1" (1.96m x 1.56m) max.

White bathroom suite comprising W.C., pedestal washbasin, and panelled bath with electric shower over. Also with pvcu double glazed window to side aspect, extractor fan, radiator, part-tiled walls, and vinyl flooring.

## First Floor

**Front Bedroom** 11' 6" x 11' 6" (3.5m x 3.5m) max.

With pvcu double glazed window, radiator, power points, and carpeted flooring.

**Rear Bedroom** 12' 3" x 11' 3" (3.74m x 3.44m)

With pvcu double glazed window, radiator, power points, and carpeted flooring.

## Outside

Rear yard.

## 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 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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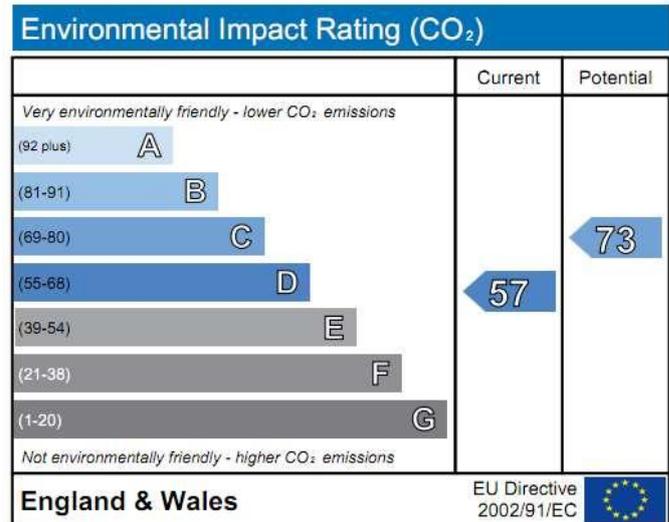
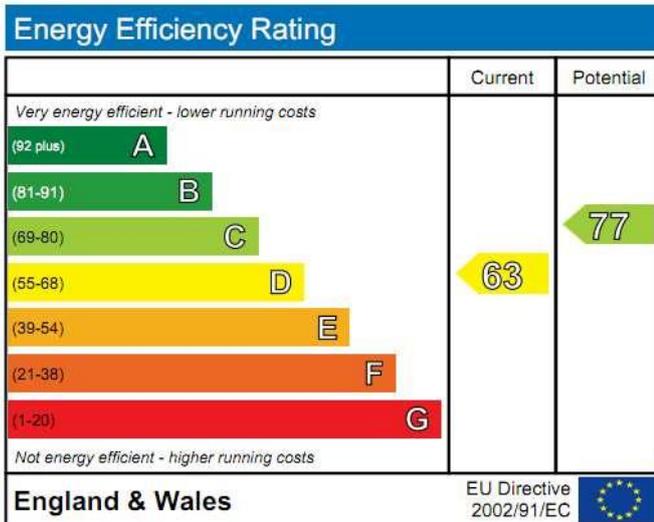
# Energy Performance Certificate



13 Boothen Road  
STOKE-ON-TRENT  
ST4 4AH

Dwelling type: Mid-terrace house  
Date of assessment: 04 October 2008  
Date of certificate: 04 October 2008  
Reference number: 0148-1988-6200-5018-7064  
Total floor area: 61 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	334 kWh/m <sup>2</sup> per year	205 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.4 tonnes per year	2.1 tonnes per year
Lighting	£42 per year	£27 per year
Heating	£368 per year	£275 per year
Hot water	£151 per year	£80 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)