



- **Eight Bedroom Furnished Student Rental**
- **Gas Central Heating**
- **Double Glazing,**
- **Close to University and Railway Station.**
- **Rent From £80 - £85 per week each including bills**
- **Please Ask One of Our Advisors For**



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

**Weekly Rental Of
£85 per room inc bills**

Description

STUDENT PROPERTY AVAILABLE 2020-21: Eight bedrooomed furnished student letting with bills included in the heart of Shelton's University Quarter. The property is gas central heated and double glazed, with living accommodation comprising hallway, bedroom, living room, kitchen, shower room and bathroom at ground floor level, with five bedrooms to the first floor, two bedrooms and a washroom to the second floor. Rooms between £80 and £85 each. Bills included.

PLEASE NOTE: Keates Hulme are employed to secure tenants only; once you sign a lease you will be dealing directly with your landlord.

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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www.keates.uk.com



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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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

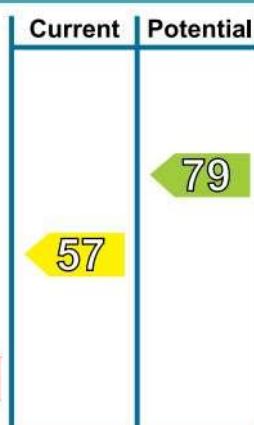
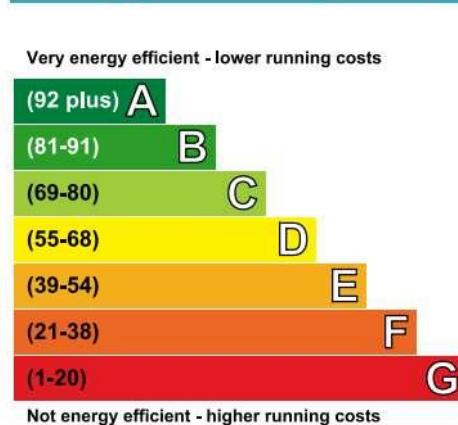
Estimated energy costs of dwelling for 3 years:	£ 5,355
Over 3 years you could save	£ 1,977

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	 You could save £ 1,977 over 3 years

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.

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).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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.