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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- One Bed Modernised Annex
- Double Glazed and Electric Heating
- Parking & Gardens. Refs & Deposit
- Rural Setting Close to Cheadle
- EPC Band E, Rating 50, Council Tax A
- Ask an adviser for information



The Annex, Orchard End, Birchenfields Lane
Stoke-On-Trent, ST10 2PX

Monthly Rental Of £870

Description

A rare opportunity to rent a rural property renovated to a high standard. This annex attached to the main house is completely self-contained, double glazed, modernised and electric heated. The property benefits from gardens and off-road parking. Accommodation comprises an open plan living room and kitchen, bathroom and rear hall to the ground floor with a bedroom to the first floor. This stunning rental is situated in the Staffordshire Moorlands close to Cheadle Town Centre.

Ground Floor

Entrance Porch

With tiled floor and PVCu door to front.

Living Room *12' 9" x 15' 11" (3.88m x 4.86m)*

With wood effect floor, electric radiator, Power Points, aerial point, wall lights, built-in cupboard and stairs off.

Kitchen *12' 5" x 13' 11" (3.78m x 4.25m)*

A fully fitted modern kitchen with white wall and base units granite effect surfaces over. Includes integrated cooker hob and microwave, dishwasher, washing machine, fridge and freezer.

Rear Hall

With wood effect floor, electric radiator, PVCu door to rear

Bathroom *4' 11" x 11' 3" (1.50m x 3.43m)*

Modern fitted bathroom suite in white with WC, pedestal basin, panelled bath with electric shower and screen over. Includes heated towel radiator, medicine cabinet and extractor fan.

First Floor

Landing

With carpeted floor and stairs off

Bedroom *16' 4" x 13' 6" (4.99m x 4.11m)*

With carpeted floor, radiator, Power Point and eaves storage

Outside

To the frontage is allocated parking for one car on a mono block paved drive. At the rear and side our lawned gardens. The property is situated with views to the front over the Staffordshire moorlands.

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/ 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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The Maisonette, Orchard End, Birchenfields Lane, Dilhorne, STOKE-ON-TRENT, ST10 2PX

Dwelling type: Semi-detached house **Reference number:** 8109-2486-9922-7896-6503
Date of assessment: 18 May 2020 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 19 May 2020 **Total floor area:** 64 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

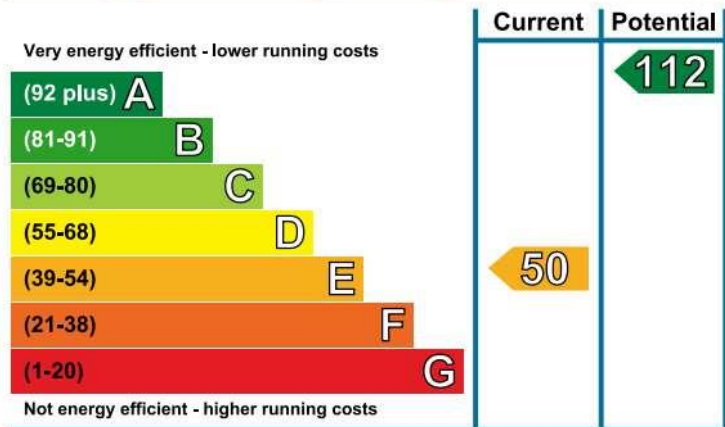
Estimated energy costs of dwelling for 3 years:	£ 4,020
Over 3 years you could save	£ 1,647

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 177 over 3 years	
Heating	£ 3,255 over 3 years	£ 1,881 over 3 years	
Hot Water	£ 612 over 3 years	£ 315 over 3 years	
Totals	£ 4,020	£ 2,373	

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 381
2 High heat retention storage heaters and dual immersion cylinder	£800 - £1,200	£ 993
3 Solar water heating	£4,000 - £6,000	£ 183

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.