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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- **Modernised Two Bed Terraced House**
- **Large Rear garden and views onto fields**
- **Modern Kitchen and Bathroom**
- **Gas Central Heated and Double Glazed**
- **EPC Band C, Rating 70, Council Tax A**
- **Ask an adviser to book your viewing**



59 Uttoxeter Road, Tean
Stoke-On-Trent, ST10 4LG

Monthly Rental Of
£725

Description

A completely modernised two bedroomed terraced Style cottage with a large garden at the rear. Situated in the rural town of Tean this two bedroom property benefits from gas central heating, double glazing, modern kitchen and bathroom. Accommodation comprises living room, dining room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. At the rear is extensive lawned garden and patio seating area with views onto fields.

Ground Floor

Living Room 12' 5" x 12' 1" (3.79m x 3.68m)

With carpeted floor, radiator, fitted blinds, Power Point, aerial point, Inglenook style fireplace.

Dining Room 8' 11" x 8' 1" (2.71m x 2.46m)

With vinyl floor, radiator, Power Point, Fitted shelving and built in cupboard.

Kitchen 10' 8" x 6' 8" (3.24m x 2.04m)

Modern fitted kitchen with cream wall and base units granite effect surfaces over. Feature tiled wall and vinyl floor. Includes integrated cooker hob and extractor hood, radiator, Power Point, door to rear.

Bathroom 5' 8" x 9' 4" (1.72m x 2.85m)

Modern fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with electric shower. Plasticised walls and vinyl floor. Includes radiator, extractor fan, built-in cabinet.

First Floor

Landing

With carpeted floor, stairs off.

Bedroom 1 12' 11" x 12' 1" (3.93m x 3.68m)

With carpet floor, radiator, Power Point, fitted blind.

Bedroom 2 9' 10" x 7' 9" (3.00m x 2.35m)

With carpeted floor, radiator, Power Point and window onto rear overlooking fields.

Outside

At the rear is a lawned garden with patio seating area and views onto fields.

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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Energy performance certificate (EPC)

59 Uttoxeter Road Tean STOKE-ON-TRENT ST10 4LG	Energy rating C	Valid until: 5 January 2033
		Certificate number: 0300-3059-0422-0203-3973

Property type

Mid-terrace house

Total floor area

57 square metres

Rules on letting this property

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

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 C. It has the potential to be B.

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