



- **Modernised Two Bed Terrace**
- **Close to Stoke town centre**
- **Council Tax A**
- **Central Heated and Double Glazed**
- **EPC Band C Rating 70**
- **Ask an adviser to book your viewing**



11 Cornwallis Street, Stoke-On-Trent
Stoke-On-Trent, ST4 1DZ

Monthly Rental Of
£695

Description

A modernised two bedroom terraced property situated close to Stoke town Centre. The property benefits from gas central heating, double glazing, modern kitchen and bathroom. Accommodation comprises dining room, living room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. At the rear is an enclosed yard with pedestrian access and single sectional garage.

Ground Floor

Dining Room 10' 4" x 11' 2" (3.15m x 3.40m)

With carpeted floor, radiator, Power Point, door to front.

Living Room 11' 4" x 11' 1" (3.46m x 3.38m)

With wood effect floor, radiator, power points, built-in cupboard.

Kitchen 10' 1" x 5' 2" (3.08m x 1.58m)

Modern fitted kitchen with grey wall and base units granite effect surfaces over. Part tiled walls and wood effect floor. Includes Power Point, Washer point, cooker.

Rear Hall

With wood effect floor, Power Point, central heating boiler.

Bathroom 7' 9" x 5' 6" (2.37m x 1.67m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with electric shower over. Part Tiled Walls and wood effect floor.

First Floor

Bedroom 1 11' 2" x 10' 4" (3.40m x 3.14m)

With carpeted floor, radiator, Power Point.

Bedroom 3 12' 8" x 11' 1" (3.86m x 3.38m)

With carpeted floor, radiator, Power Point, built-in storage.

Outside

At the rear is an enclosed paved yard with pedestrian access and single garage.

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.

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the owner. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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Energy performance certificate (EPC)



Property type Mid-terrace house

Total floor area 62 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 rating and score

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

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