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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Furnished Two Bed Terrace**
- **Close to University and Railway Station**
- **References & Deposit Required.**
- **GCH, DG**
- **EPC Band D, Rating 67 Council Tax A**
- **Please Ask One of Our Advisors For Further Details**



20 Elgin Street, Shelton
Stoke-On-Trent, ST4 2RD

Monthly Rental Of
£695

Description

Furnished two bedroom terrace within walking distance of Staffordshire University. The property benefits from central heating and double glazing, with accommodation comprising living room, kitchen diner and bathroom at ground floor level, with two bedrooms to the first floor.

Ground Floor

Living Room

With sofa, side table, corner display unit, feature hearth, power points, and carpeted flooring.

Kitchen Diner

Fitted kitchen with beige units, wood colour worktops, sink and drainer unit, cooker and hob, fridge, dining table and four chairs, corner display unit, power points, and carpeted flooring.

Bathroom

With WC, pedestal washbasin and corner bath with shower over.

First Floor

Bedroom 1

With double bed, bedside tables, wardrobe, chest of drawers, desk and chair, power points, and carpeted flooring.

Bedroom 2

With double bed, armchair, wardrobe, chest of drawers, desk and chair, power points, and carpeted flooring.

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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20, Elgin Street, STOKE-ON-TRENT, ST4 2RD

Dwelling type: Mid-terrace house
Date of assessment: 26 November 2018
Date of certificate: 26 November 2018

Reference number: 2268-2934-6219-5288-2930
Type of assessment: RdSAP, existing dwelling
Total floor area: 62 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

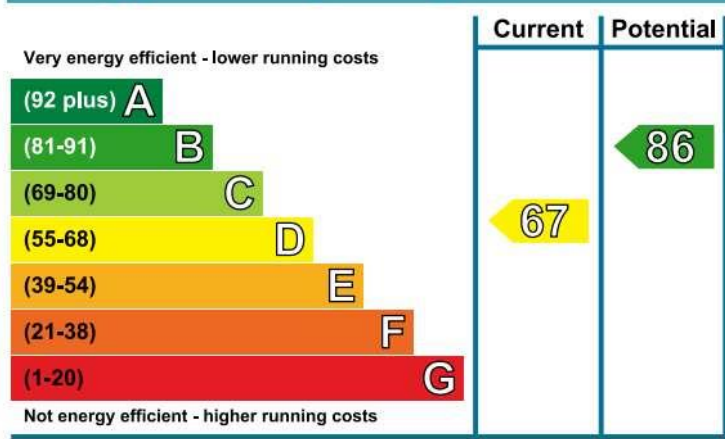
Estimated energy costs of dwelling for 3 years:	£ 1,932
Over 3 years you could save	£ 438

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 138 over 3 years	
Heating	£ 1,533 over 3 years	£ 1,182 over 3 years	
Hot Water	£ 261 over 3 years	£ 174 over 3 years	
Totals	£ 1,932	£ 1,494	

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 Internal or external wall insulation	£4,000 - £14,000	£ 282
2 Heating controls (room thermostat)	£350 - £450	£ 66
3 Solar water heating	£4,000 - £6,000	£ 87

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.