

KEATES

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ST4 1BS

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- **Stoke Town**
- **Gas Central Heating**
- **References & Deposit Required. No DSS**
- **Two Bedroom Terraced Property**
- **Two Reception Rooms**
- **Energy Performance Band D, Rating 55**



35 Boothan Road, Stoke
Stoke-On-Trent, ST4 4AH

Monthly Rental Of
£495

Description

FIRST MONTH'S RENT HALF PRICE !! A two bedroom terrace, close to the amenities of Stoke town centre. The property is gas central heated, with living accommodation comprising two reception rooms, fitted kitchen and bathroom at ground floor level, with two bedrooms to the first floor. To the rear of the property is a paved yard with brick-built store and pedestrian access.

This property is let and managed by Keates Hulme.

Ground Floor

Front Reception Room 11' 4" max. x 11' 3" (3.48m max. x 3.43m)

With single glazed window to front aspect, store cupboard, feature hearth, radiator, power points, telephone point, gas and electric meter cupboards and carpeted flooring.

Rear Reception Room 11' 6" x 12' 3" (3.51m x 3.76m)

With single glazed window to rear aspect, feature hearth, radiator, power points, aerial point, telephone point and carpeted flooring.

Kitchen 13' 7" x 6' 1" (4.16m x 1.87m)

Fitted kitchen with light wood wall and base units, one marble-effect worktop and one tiled worktop, integral cooker and hob with extractor hood, sink and drainer unit, and fridge. Includes single glazed window to side aspect, central heating boiler, radiator, power points, part-tiled walls and tiled flooring.

Bathroom 6' 1" x 8' 8" max. (1.88m x 2.66m max.)

With white suite comprising WC, pedestal washbasin and panelled bath with mixer shower over and shower screen. Includes single glazed window to side aspect, radiator, par-tiled walls and tiled flooring.

First Floor

Front Bedroom 11' 4" max. x 11' 2" (3.47m max. x 3.41m)

With single glazed window to front aspect, radiator, power points, aerial point and carpeted flooring.

Rear Bedroom 15' 6" max. x 11' 5" max. (4.74m max. x 3.49m max.)

With single glazed window to rear aspect, loft access, feature hearth, radiator, power points and carpeted flooring.

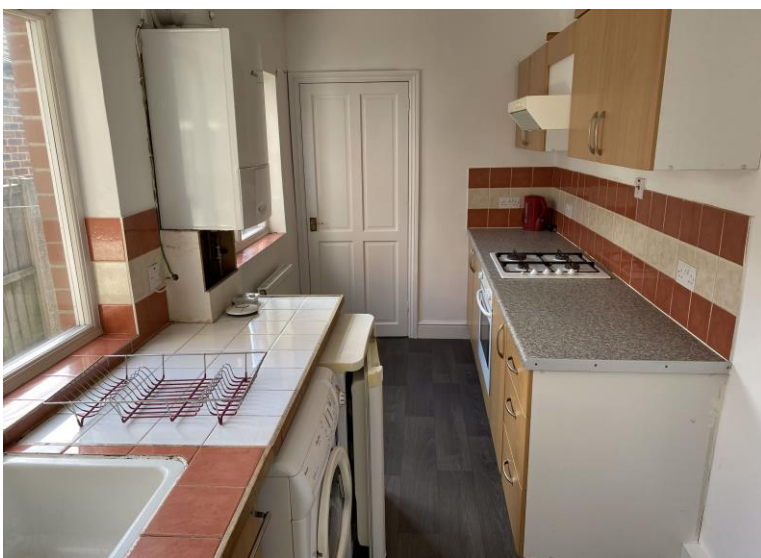
Outside

Rear yard with brick built store and pedestrian access.

Viewings

To view this, or any other of our properties, please call 01782 413580. 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.

Keates Hulme 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 Hulme or the vendor. 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 Hulme nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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's regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

Energy Performance Certificate



35, Boothan Road
STOKE-ON-TRENT
ST4 4AH

Dwelling type: Mid-terrace house
Date of assessment: 17 April 2009
Date of certificate: 17 April 2009
Reference number: 0863-2803-6342-0791-1441
Total floor area: 72 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	55	64
(21 - 38) F		
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	48	58
(21 - 38) F		
(1 - 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	383 kWh/m ² per year	305 kWh/m ² per year
Carbon dioxide emissions	4.6 tonnes per year	3.7 tonnes per year
Lighting	£49 per year	£34 per year
Heating	£657 per year	£540 per year
Hot water	£95 per year	£82 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome