



- **Four Bedroom Furnished Student Rental**
- **Gas Central Heating, Double Glazing,**
- **EPC Band D, Rating 60 Council Tax A**
- **Close to University and Railway Station.**
- **Rent £90 per week each including bills**
- **Please Ask One of Our Advisors For Further Details**



78 Boughey Road, Shelton
Stoke-On-Trent, ST4 2BB

**Weekly Rental Of
£90 per room
including bills**

Description

STUDENT PROPERTY AVAILABLE 2023-24: Four bedrooomed furnished student letting in the heart of Shelton's University Quarter. The property is gas central heated and double glazed, with living accommodation comprising hallway, bedroom, living room, kitchen and bathroom at ground floor level, with three bedrooms to the first floor.

PLEASE NOTE: Keates Hulme are employed to secure tenants only; once you sign a lease you will be dealing directly with your landlord.

Ground Floor

Hallway

With laminate floor and power points.

Bedroom 1 11' 0" x 13' 10" (3.36m x 4.21m)

With double bed, desk, wardrobe, radiator, power points, carpeted floor.

Living Room 14' 6" x 13' 10" (4.43m x 4.21m)

With sofas, table, radiator, power points, and laminate flooring.

Kitchen 9' 3" x 11' 7" (2.81m x 3.52m)

Fitted kitchen with pale wood wall and base units, granite effect surfaces, and appliances including washing machine, cooker and fridge freezer. Includes power points, part tiled walls, tiled floor.

Bathroom 6' 2" x 8' 10" (1.88m x 2.69m)

Fitted bathroom suite in white with WC, pedestal basin, panelled bath with mixer shower over. Fully tiled walls and floor.

First Floor

Bedroom 2 12' 7" x 13' 10" (3.84m x 4.22m)

With double bed, desk, wardrobe, radiator, power points, carpeted floor.

Bedroom 3 8' 1" x 14' 6" (2.47m x 4.42m)

With double bed, desk, wardrobe, radiator, power points, carpeted floor.

Bedroom 4 11' 5" x 9' 0" (3.47m x 2.75m)

With double bed, desk, wardrobe, radiator, power points, carpeted floor.

Outside

To the rear is a paved yard with 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 landlord 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 landlord. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The landlord 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 RIC's regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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78, Boughey Road, STOKE-ON-TRENT, ST4 2BB

Dwelling type: Mid-terrace house
 Date of assessment: 23 March 2016
 Date of certificate: 01 April 2016

Reference number: 2278-1083-7227-3226-6900
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 101 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

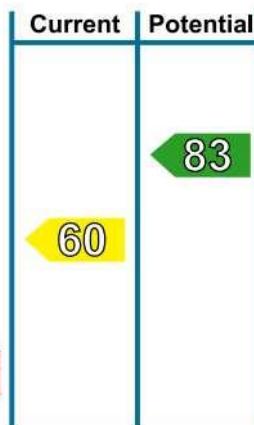
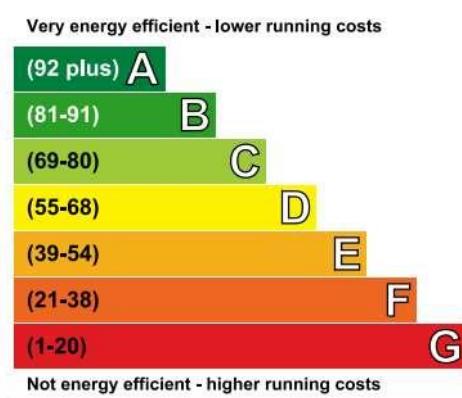
Estimated energy costs of dwelling for 3 years:	£ 3,480
Over 3 years you could save	£ 1,284

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 225 over 3 years	
Heating	£ 2,916 over 3 years	£ 1,743 over 3 years	
Hot Water	£ 339 over 3 years	£ 228 over 3 years	
Totals	£ 3,480	£ 2,196	 You could save £ 1,284 over 3 years

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	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 111	
2 Internal or external wall insulation	£4,000 - £14,000	£ 753	
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 309	

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.