



13 St Thomas's Road  
Tea



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



# 13 St Thomas's Road Tean Stoke on Trent, ST10 4DS



acre(s)

\* An end of terrace property situated in a highly convenient location for village amenities.

\* The property benefits from Upvc double glazing and gas fired central heating.

\* Accommodation comprises: Living Room, Kitchen and Shower Room to the ground floor. Landing Area and Two Bedrooms to the first floor.

\* Rear yard.

\* No smokers or pets.

\* Available immediately.

**PCM**  
**£650 PCM**



Staffordshire - 01538 383344



leek@buryandhilton.co.uk

## Lounge

15'11" x 14'11"

Radiator. Laminate flooring. Store off under stairs. Stairs off.

## Kitchen

7'6" x 5'8"

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Cooker. Tiled floor. Rear door.

## Shower Room

Shower cubicle, wash basin and WC. Heated towel rail. Tiled flooring.

## Bedroom

14'11" x 8'2"

Radiator.

## Bedroom

11'10" x 6'7"

Radiator.

## Outside

Rear yard and small raised paved garden area.

## Application

Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed 'Application for Tenancy' form.

## Council Tax

Council Tax

The tenant is responsible for payment of the Council Tax.

Expenses

The tenant shall be required to meet all expenses for electricity, fuel, drainage, contents insurance, television licence and telephone charges.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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