



*****AVAILABLE EARLY DECEMBER 2018*****

A three bedroom detached house in the much sought after West Heath area of Congleton and is ideally located close to local amenities and schooling. The accommodation features entrance hallway, lounge, dining room, kitchen, downstairs cloakroom, landing, three bedrooms, bathroom, garage and large rear garden.

This property is to be let on a six month Assured Shorthold Tenancy Agreement at a rental of £800.00 per calendar month with a £800.00 deposit payable. The tenant will be with tenant responsible for all outgoings i.e. Council Tax, Water, Electric and Gas.

Situation

From our Congleton office turn left and at the traffic lights turn left onto Mountbatten Way. Take the 1st exit off the roundabout and follow the one-way system into West Street. At the roundabout take the 2nd exit onto the West Road (A34). At the next roundabout take the 3rd exit into Holmes Chapel Road and the property can be found on the right.

Holmes Chapel Road, Congleton
£800 PCM

Whittaker Est. 1930
& Biggs

Holmes Chapel Road, Congleton, Cheshire, CW12 4NX.

Entrance Hallway

Upvc double glazed door with two side panels, single radiator, telephone point, power points, wall light, under stairs walk in cupboard.

Lounge 15' 11" x 12' 7" (4.85m x 3.84m)

Upvc double glazed window to front elevation, feature fireplace with gas fire, double radiator, T.V. aerial point, power points, square opening leading to:

Dining Room 8' 3" x 12' 7" (2.52m x 3.83m)

Upvc window to rear elevation, 2 single radiators, power points.

Kitchen 15' 0" x 7' 10" (4.56m x 2.40m)

Range of base and wall units, single sink and drainer, boiler, 2 Upvc windows to rear elevation, 4 ring gas hob, electric oven, Xpelair extractor, cushion floor, power points, tiled splashback.

Downstairs Cloakroom

White low level wc, pedestal wash basin, tiled flooring.

Landing

Thermostat and loft access.

Bedroom One 11' 11" x 10' 5" (3.63m x 3.18m)

Upvc double glazed window to front elevation, range of built in wardrobes with vanity unit, telephone point, power points, double radiator and T.V aerial point

Bedroom Two 12' 1" x 11' 7" (3.68m x 3.52m)

Upvc double glazed window to rear elevation, built in wardrobes with vanity unit, double radiator, power points, telephone point.

Bedroom Three 8' 11" x 8' 8" (2.71m x 2.65m)

Upvc double glazed window to front elevation, built in wardrobes, single radiator, power points.

Bathroom

Four piece bathroom comprising: pedestal sink, low level w.c., bidet, bath with shower over, double glazed window, light and shaver point, wall cupboard, cupboard containing water tank and shelving, single radiator.

Outside

A blocked paved driveway providing off road parking. The driveway leads to:

Garage

Up and over door, power points, light fitting, electric meter, gas meter, double glazed window to the side.

Garden

Large rear garden, block paved path and patio area, laid mainly to lawn with a range of shrubs and plants, shed, gate leading to the front of the property.

Council Tax Band: E as of November 2018

Tenancy

In most cases the tenancy will be an assured shorthold tenancy for a minimum period of six months. Sometimes longer periods can be agreed and in many cases renewals are possible, but you are advised to check prior to signing the agreement. Renewals will only be possible if tenancy terms have been complied with. Rent will normally be payable monthly in advance by bank standing order, but agreed payment terms will be set out in the tenancy agreement. Rent is fully exclusive of all outgoings (unless specifically notified otherwise in these particulars). Rent cannot be paid by debit/credit card or cash. A copy of the draft agreement can be provided on request and we recommend that intending tenants read it and raise any queries or concerns prior to signing.

Right to Rent

Landlords and agents have a legal obligation to ensure that tenants are entitled to rent. Prior to any tenancy starting, all tenants will be obliged to produce proof of ID and current address.

Damage Deposit

A damage deposit will be taken at the start of the tenancy. This is normally the equivalent of one month's rent, but may be increased where pets are permitted or there are valuable contents. This is held by The Deposit Protection Service, in accordance with legal requirements. Payment must be made by BACS. Credit/Debit Cards are not accepted.

Insurance

The landlord will be responsible for keeping insured the premises and the landlord's fixtures/fittings. Tenants are obliged to take out Tenants' Contents Insurance (we recommend this includes accidental damage to the property or landlord's contents).

Pets

Pets are not normally permitted, but some landlords will agree, subject to an increased deposit. Those tenants with pets are advised to check beforehand.

Furniture/fittings

Most houses offered by Whittaker and Biggs are unfurnished, but may include kitchen white goods. Prospective tenants are advised to check when viewing what will be provided at a particular property. A detailed independent inventory will be provided at the outset of the agreement.

Fees

An application fee of £180 per application (for up to two applicants) is payable prior to referencing commencing. This is not refundable unless the landlord withdraws from the transaction. Due to requirements under the Immigration Act, those without a UK passport will need to meet a fee of £25 each to cover additional checks. Tenants are also obliged to pay the cost of the outgoing inventory check in the sum of £132. The landlord meets the cost of the ingoing inventory. A schedule of other fees is available on request or on the Whittaker and Biggs website. All fees are quoted inclusive of VAT. Fees can be paid by BACS or credit card.

Payments

Rent and damage deposits must be paid by BACS. Where there is agreement to pay by Cheque, please allow seven working days for clearance. Tenants cannot move in until **all** payments have cleared.