

## Holding Deposit (per tenancy) – One week’s rent

This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). The holding deposit is required while we carry our preliminary checks and obtain employer’s reference and credit reference. If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- (a) One month’s rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- (c) Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of identity, i.e. utility bills.

Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

Pets: Where domestic pet(s) are accepted by the landlord the rent will be charged at a higher monthly amount. (This does not mean this particular landlord will accept any request for pets).

**WE REGRET NO SMOKERS. PETS MAY BE CONSIDERED ON A CASE BY CASE BASIS.**

The Department for Communities and Local Government “How to Rent – Checklist for renting in England” which can be downloaded at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/723773/How\\_to\\_Rent\\_Jul18.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf)



Disclaimer  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
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## 9 Harebell Drive

Congleton, Cheshire CW12 4FA

## Monthly Rental Of £1,200

(exclusive) + fees

- RECENTLY CONSTRUCTED 3 BEDROOM SEMI DETACHED
- LIGHT & AIRY LOUNGE WITH PICTURE WINDOW
- KITCHEN/DINING AREA WITH FRENCH DOORS TO REAR
- EN SUITE & STYLISH FAMILY BATHROOM
- GARAGE & DRIVEWAY
- PRIVATE & ENCLOSED REAR GARDEN



## TO LET (Unfurnished)

Located just off Padgbury Lane this great sized home has been recently constructed by Stuart Milne Homes and offers easy to maintain accommodation throughout. Modern and light with an enclosed private rear garden, large garage and extensive driveway.

Downstairs, the light-filled lounge with large picture window is located at the front of the property. To the back of the property, the kitchen/dining area looks out onto the enclosed fenced garden, with French doors adding to the light and spacious feel of this family room. There is also a discreet downstairs WC.

On the first floor are three bedrooms, two of which are double bedrooms, including a generous master with luxurious en suite. There is a further single bedroom. Finally, a stylish family bathroom completes this floor.

Congleton boasts excellent transport links to the North West. Harebell Drive is only a 10 minute drive away from junction 17 of the M6 motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities. Manchester International Airport is only 17 miles away, and the property also lies within only a 10 minute drive from Holmes Chapel train station which is on the main commuter line between Manchester Piccadilly and Crewe, with Intercity links to London Euston.

Congleton offers a blend of cultural and leisure activities perfectly. It hosts a number of independent and chain shops, as well as regularly scheduled

markets and craft fairs. The Daneside Theatre is the local theatre and is part of an active cultural scene. Astbury Mere Country Park is ideal for exploring the local countryside. Combined with the broad range of restaurant and bars it is effortlessly possible to while away the hours and unwind from the working week with family and friends.

Situated in the sought after area of West Heath, set on the fringe of Cheshire's countryside, and is excellently sited on the western border within walking distance to excellent schools such as Congleton High School, Black Firs and Quinta Primary Schools as is the West Heath shopping precinct. The local area is particularly renowned for equestrian facilities with Somerford Park just a short distance away.

The area has recently been further enhanced with the completion of the new Congleton link road completed in 2021. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

**The accommodation briefly comprises**  
(all dimensions are approximate)

**ENTRANCE :** Wood effect steel panelled and double glazed door to:

**HALL :** Single panel central heating radiator. 13 Amp power points.

**CLOAKROOM :** Modern white suite comprising: low level w.c. and wash hand basin set on grey wood effect washstand. Single panel central heating radiator.

**LOUNGE 16' 5" x 11' 7" (5.00m x 3.53m):** PVCu double glazed window to front aspect. Two double panel central heating radiators. 13 Amp power points. Television aerial point. Understairs store cupboard. Return staircase to first floor.

**DINING KITCHEN 16' 0" x 11' 3" (4.87m x 3.43m) reducing to 8ft:** PVCu double glazed window to rear aspect. Extensive range of wood effect eye level and base units in light grey having grey wood effect preparation surfaces over with stainless steel single drainer sink unit inset. Built in stainless steel 4 ring gas hob with stainless steel extractor hood over with stainless steel splashbacks. Integrated dishwasher, fridge and freezer. Space and plumbing for washing machine. Double panel central heating radiator. 13 Amp power points. Cupboard housing Ariston gas combi boiler. PVCu double glazed French doors to rear garden.

**First Floor :**

**LANDING :** Full length store cupboard. 13 Amp power points.

**BEDROOM 1 REAR 9' 9" x 9' 1" (2.97m x 2.77m) to wardrobes:** PVCu double glazed window to rear aspect. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Single panel central heating radiator. Fitted double wardrobe with mirrored sliding doors.

**EN SUITE :** PVCu double glazed window to side aspect. Low voltage downlighters inset. Modern white suite comprising: low level w.c., pedestal wash hand basin and separate shower cubicle housing an electric shower with glass sliding door. Walls tiled to splashbacks. Single panel central heating radiator.

**BEDROOM 2 FRONT 8' 6" x 8' 4" (2.59m x 2.54m) to wardrobes:** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 FRONT 9' 7" x 7' 3" (2.92m x 2.21m):** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM 7' 5" x 5' 7" (2.26m x 1.70m):** PVCu double glazed window to side aspect. White suite comprising: low level w.c. with concealed cistern and wash hand basin set in vanity unit with double cupboard below. Panelled bath with glass shower screen and mains fed shower over. Glazed grey tiles to splashbacks. Single panel central heating radiator.

**Outside :**

**FRONT :** Lawned garden. Long driveway providing parking for 3 cars, terminating at the garage.

**SEMI DETACHED GARAGE 18' 1" x 9' 7" (5.51m x 2.92m) Internal Measurements:** Up and over door. Power and light. Personal door.

**REAR :** Extending from the rear of the property is a paved dining terrace beyond which are enclosed lawned gardens encompassed with timber lapped fencing. Cold water tap. Gated access to front.

**SERVICES :** All mains services are connected (although not tested).

**VIEWING :** Strictly by appointment through sole letting agent TIMOTHY A BROWN.

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** C

**DIRECTIONS:** SATNAV: CW12 4FA



73022, 12:37 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
6, Harebell Drive CONGLETON CW12 4FA	Energy rating <b>B</b>	Valid until: 3 June 2029 Certificate number: 8348-3084-7216-6641-8846
Property type	Semi-detached house	
Total floor area	81 square metres	

**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rental-epc-exemptions) (<https://www.gov.uk/guidance/domestic-private-rental-epc-exemptions>).

**Energy efficiency rating for this property**

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

https://find-energy-certificates.service.gov.uk/energy-certificates/8348-3084-7216-6641-8846?property=

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