



57 Mill Green

Congleton, Cheshire CW12 1GD

Monthly Rental Of £1,150

(exclusive) + fees

- MODERN 3 BEDROOM 3 STOREY TOWN HOUSE
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- ENCLOSED COURTYARD GARDEN WITH ASPECT OVER THE RIVER DANE
- DESIGNATED PARKING SPACE
- SECURE GATED COMMUNITY
- WALKING DISTANCE OF TOWN CENTRE & CONGLETON PARK

TO LET (Unfurnished)

A MODERN THREE BEDROOM THREE STOREY MID TOWNHOUSE WITHIN A SECURE GATED COMMUNITY SITUATED ON THE BANKS OF THE RIVER DANE. POPULAR MILL GREEN DEVELOPMENT. WALKING DISTANCE OF TOWN CENTRE AND AWARD WINNING PARK.

Reception hall, cloakroom, fitted dining kitchen with appliances. First floor with the spacious lounge, and bedroom 3. Second floor with the master bedroom, en suite shower room, bedroom two and family bathroom.

DESIGNATED PARKING SPACE AND INTEGRAL GARAGE. ENCLOSED COURTYARD GARDEN WITH A LOVELY ASPECT OVER THE RIVER DANE.

Location wise, it's superb, sitting close to the banks of the River Dane, literally within "a stones throw" of the town centre, shops, bars and restaurants. The "award winning" Congleton Park is found at the end of Mill Green, which is a majestic place, with kids play areas, playing fields and the eclectic Bar/Restaurant "Stock at The Pavilion", which offers a mix of the casual and quirky, vintage and modern.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Steel skinned door with double glazed centre panel.

HALL : Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Wood effect floor. Stairs to first floor.

SEPARATE W.C. : White suite comprising: low level w.c. and pedestal wash hand basin. Marble effect tiles to half height. Extractor fan. Wood effect floor.



DINING KITCHEN 15' 0" x 9' 7" (4.57m x 2.92m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Range of beech effect laminate fronted eye level and base units having marble effect preparation surfaces over with one and a half bowl single drainer sink unit inset. Dual fuel range cooker with wide stainless steel extractor canopy over. Space and plumbing for washing machine and dishwasher. Integrated fridge and freezer. Tiled to splashbacks. 13 Amp power points. Double panel central heating radiator. Cupboard housing Potterton gas boiler. Double glazed door to outside rear.

First Floor :

LANDING : PVCu double glazed window to front aspect. Coving to ceiling. 13 Amp power points. Single panel central heating radiator.

LOUNGE 15' 8" x 15' 1" (4.77m x 4.59m): PVCu double glazed window to rear aspect. Coving to ceiling. Two double panel central heating radiators. 13 Amp power points. Television aerial point. Coal effect electric fire with marble effect hearth and back with Adams style fire surround. PVCu double glazed door to Juliette balcony.

BEDROOM 3/STUDY 10' 0" x 8' 9" (3.05m x 2.66m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

Second Floor :

BEDROOM 1 REAR 13' 0" x 11' 0" (3.96m x 3.35m) : (L shaped measured into wardrobes and plus door recess.) Two PVCu double glazed windows to rear aspect. Two single panel central heating radiators. 13 Amp power points. Television aerial point. Triple built in wardrobes.

EN SUITE : Low voltage downlighters inset. Modern white suite comprising: low level w.c., pedestal wash hand basin and separate and enclosed corner shower cubicle housing a mains fed shower. Single panel central heating radiator. Fully tiled walls.

BEDROOM 2 REAR 11' 8" x 9' 1" (3.55m x 2.77m): Two PVCu double glazed windows to rear aspect. Single panel central heating radiator. 13 Amp power points. Built in single wardrobe. Airing cupboard with hot water cylinder.

BATHROOM : Low voltage downlighters inset. Modern white suite comprising: low level w.c., pedestal wash hand basin and panelled bath with bath/shower mixer. Marble effect glazed tiles to half height. Single panel central heating radiator. Shaver point.



Outside :

FRONT : This property is within a gated community and fronts directly onto the car parking compound allowing one designated parking space for the property.

INTEGRAL GARAGE : Up and over door.

REAR : An enclosed southerly facing sun terrace laid with stone effect paving with wrought iron railings, which overlooks the River Dane and beyond to the town centre.

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: D

DIRECTIONS: From our office proceed along West Street, taking the first right into Antrobus Street and turn left at the bottom onto Mill Street. At the roundabout, take the first exit, over River Dane Bridge and immediately right into Mill Green. The property is about 250 yards on the right behind a gated entrance.

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.

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.

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).

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

Energy Performance Certificate HM Government

57, Mill Green, CONGLETON, CW12 1GD

Dwelling type: Mid-terrace house
Date of assessment: 22 November 2018
Date of certificate: 22 November 2018

Reference number: 8758-6229-5629-1332-8926
Type of assessment: RdSAP, existing dwelling
Total floor area: 96 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: £ 2,511
Over 3 years you could save £ 486

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 204 over 3 years	You could save £ 486 over 3 years
Heating	£ 1,755 over 3 years	£ 1,596 over 3 years	
Hot Water	£ 453 over 3 years	£ 225 over 3 years	
Totals	£ 2,511	£ 2,025	

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

Very energy efficient - lower running costs
 (92-100) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

Current: 63
 Potential: 83

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
1 Floor insulation (suspended floor)	£800 - £1,200	£ 64
2 Low energy lighting for all fixed outlets	£45	£ 81
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 189

See page 3 for a full list of recommendations for this property.
 To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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