

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:-

- One month’s rent in advance in **cleared funds** (less the amount of the holding deposit).
- 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.
- 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).

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 (EPC)

2 WALLWORTHS BANK CONGLETON CW12 3DP	D	Valid until: 29 June 2031 Certificate number: 7301-1001-6206-4409-0204
Property type	Detached house	
Total floor area	177 square metres	

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	79 C
39-54	E		
21-38	F		
1-20	G		

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.



2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
 Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
 Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

2 Wallworths Bank
 Congleton, Cheshire CW12 3DP

Monthly Rental Of £1,400
 (exclusive) + fees

- SPECTACULAR FOUR BEDROOM DETACHED HOME
- CONTEMPORARY KITCHEN
- TWO RECEPTION ROOMS
- BATHROOM & ENSUITE TO MASTER BEDROOM
- LAWNED GARDENS TO FRONT & REAR
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION

TO LET (Unfurnished)

This spectacular four-bedroom family home not only has great period features, but benefits from a modern refit too!

A modern kitchen which is bright and contemporary; off the entrance hall there is a dining room/second lounge while the main lounge to the rear of the property is vast and looks out over the large rear garden.

Natural wooden beams direct your eye in two of the four bedrooms, all of which are a good size and one benefiting from an en suite.

The rear garden offers off road parking, a manageable lawn area and a covered seating area which is ideal for gatherings, barbeques, or an outdoor utility area. The front lawn is secure and separates the property from nearby road connections.

Location wise, it's superb, literally within "a stones throw" of the town centre's

shops, bars and restaurants. The "award winning" Congleton Park is found just a moment away- 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. Congleton Railway Station is found at the top of Park Lane, providing links to national rail networks and frequent expresses to London, Birmingham and Manchester.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Hardwood door leading to:

HALL 17' 3" x 3' 2" (5.25m x 0.96m): Single panel radiator. Internet point. Feature tile flooring.

RECEPTION 1 13' 6" x 13' 5" (4.11m x 4.09m): Coving to ceiling. Single glazed timber framed window to front. Double panel central heating radiator. 13 Amp power points. Fireplace with gas fire.

RECEPTION 2 30' 10" x 13' 8" (9.39m x 4.16m): Low voltage downlighters inset. Double glazed timber framed window to rear aspect. Double glazed French

doors to front and rear. 13 Amp power points. TV point.

KITCHEN 21' 9" x 11' 10" (6.62m x 3.60m): Low voltage downlighters inset. Double glazed PVCu window to two sides. Timber framed door to one side. Hardwood worktops. A range of base level units with built in dishwasher and washing machine. Range style oven. Tiled splashbacks. Inset sink with mixer tap. Double panel radiator. Door to under stairs storage area.

First Floor :

LANDING : Loft access. 13 Amp power points. Single panel radiator. Double glazed window to side with plantation shutters.

BEDROOM 1 REAR 18' 4" x 13' 10" (5.58m x 4.21m) max: Large wooden beams. Double glazed PVCu window to rear. Double panel radiator. 13 Amp power points.

EN SUITE : Low voltage downlighters inset. white tiled shower unit, sink and low level W.C.

BEDROOM 2 REAR 13' 10" x 12' 1" (4.21m x 3.68m): Large wooden beams. Double glazed PVCu window to rear. Single panel radiator. 13 Amp power points.

BEDROOM 3 FRONT 17' 2" x 11' 6" (5.23m x 3.50m): Single Glazed timber framed window to front. Double panel radiator. 13 Amp power points.

BEDROOM 4 SIDE 12' 2" x 11' 5" (3.71m x 3.48m): Low voltage downlighters inset. Double glazed PVCu

window to side with plantation shutters. Double panel radiator. 13 Amp power points.

BATHROOM 8' 2" x 6' 7" (2.49m x 2.01m): Low voltage downlighters inset. Bath with shower head over and mixer tap. Sink & W.C. Frosted window to side. Single panel radiator.

Outside :

FRONT : Lawn and stone paved area to property front.

REAR : Large wooden gate to parking area with an under cover BBQ/utility space

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 3DP

