

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).

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						
24, Briarswood, Biddulph, STAKE-ON-TRENT, ST8 6BW						
Dwelling type: Mid terrace house	Reference number: 8460-823-4500-0875-8206					
Date of assessment: 15 July 2020	Type of assessment: RDSAP existing dwelling					
Date of certificate: 17 July 2020	Total floor area: 119.0 m ²					
Use this document to:						
1. Compare current energy costs of properties to see which properties are more energy efficient						
2. Find out how you can save energy and money by installing improvement measures						
Estimated energy costs of dwelling for 3 years:						
Over 3 years you could save:	£ 2,334					
Estimated energy costs of this home:	£ 288					
Estimated energy costs of this home:						
Current costs	Potential costs	Potential future savings				
Lighting	£ 205 over 3 years	£ 205 over 3 years				
Heating	£ 182 over 3 years	£ 148 over 3 years				
Hot Water	£ 207 over 3 years	£ 207 over 3 years				
Total	£ 3,334	£ 2,346				
These figures show how much the average household would spend on 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 laptops, and electricity generated by microgeneration.						
Energy Efficiency Rating						
<table border="1"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td>D</td> <td>C</td> </tr> </table>	Current	Potential	D	C	<p>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 9. The average energy efficiency rating for a dwelling in England and Wales is band D rating (50). 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 households.</p>	
Current	Potential					
D	C					
Top actions you can take to save money and make your home more efficient						
Recommended measures	Indicative cost	Typical savings over 3 years				
1. Full wall insulation	£100 - £200	£ 100				
2. Solar water heating	£4,000 - £6,000	£ 93				
3. Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 909				



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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24 Briarswood
Biddulph, Stoke-On-Trent, Staffordshire
ST8 6BW
Monthly Rental Of £1,100
(exclusive) + fees

- MODERN 4/5 BEDROOM TOWN HOUSE
- 2 RECEPTION ROOMS
- FAMILY BATHROOM & GROUND FLOOR SHOWER ROOM
- LOUNGE DINER, KITCHEN & SEPARATE UTILITY ROOM
- VERSATILE ACCOMMODATION SET OVER 3 FLOORS
- FRONT DRIVEWAY PROVIDING PARKING & REAR GARDEN
- POPULAR DEVELOPMENT – EASY ACCESS ONTO BIDDULPH BYPASS

TO LET (Unfurnished)

****4/5 BEDROOMS** **BRAND NEW COMBI GAS BOILER FITTED SEPTEMBER 2020 - 10 YEAR GUARANTEE** **SPACIOUS, VERSATILE ACCOMMODATION SET OVER 3 FLOORS** **23FT 5IN LOUNGE/DINER** **FAMILY BATHROOM & GROUND FLOOR SHOWER ROOM** **ENCLOSED REAR GARDEN** **OFF ROAD PARKING****

A modern town house having extensive versatile accommodation over 3 floors.

On entering, the hall leads to a reception room and bedroom, utility room and shower room. The first floor has a spacious 23ft 5in lounge diner with front and rear aspect and kitchen. To the second floor are three bedrooms and family bathroom.

Externally there is a private rear garden laid to lawn whilst the front offers off road parking.

This sought after development offers a great position for local amenities with access from the estate through to Halls Road Playing Fields and tennis courts, as well as being accessible for Biddulph Valley Way.

Situated in a popular area of Biddulph, with just a few minutes drive delivering you to some of Staffordshire's most enjoyed natural views and rural walks, yet extremely convenient for access to the town centre of Biddulph, and which boasts

Sainsburys, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists. Congleton Railway Station is approximately 3 miles away (approximately 10 minutes drive) with links to mainline national rail networks, with the town of Congleton offering easy access to the main M6 arterial routes. Offered at an attractive selling price, this spacious family home must be viewed to appreciate the accommodation on offer.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Front panelled door with PVCu panel.

HALL : Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Understairs storage cupboard. Oak effect flooring. Doors to reception room, bedroom 4, shower room and utility. Stairs to first floor.

PLAYROOM 16' 2" x 8' 0" (4.92m x 2.44m): PVCu double glazed window to the front aspect. Coving to ceiling. Single panel radiator. Television aerial point. 13 Amp power points.

DINING ROOM/BEDROOM 4 11' 6" x 9' 6" (3.50m x 2.89m): PVCu double glazed French doors leading through to rear garden. Coving to ceiling. Single panel central heating radiator. Television aerial point. 13 Amp power points. Oak effect flooring.

GROUND FLOOR SHOWER ROOM : White suite comprising: low level w.c., pedestal wash hand basin and enclosed tiled shower cubicle with thermostatic controlled shower. Tiled to splashbacks. Extractor fan. Single panel central heating radiator.

UTILITY ROOM 7' 4" x 5' 7" (2.23m x 1.70m): PVCu double glazed window to rear aspect. Space and plumbing for washing machine. Space for tumble dryer. Sink unit. Door to rear.

First Floor :

LANDING : PVCu double glazed window to front aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Stairs to second floor. Door to lounge/diner.

LOUNGE DINER 23' 5" x 10' 11" (7.13m x 3.32m): PVCu double glazed windows to front and rear aspects. with views from the front towards Mow Cop. Two single panel central heating radiators. Television aerial point. 13 Amp power points. Coving to ceiling. Oak effect flooring. Door to kitchen.

KITCHEN 10' 3" x 8' 0" (3.12m x 2.44m): PVCu double glazed window to rear aspect. Fitted with a range of wood effect base and eye level units with marble effect work surfaces over. Inset one and a half bowl single stainless steel sink and drainer unit with mixer tap over. Integral combination double oven with separate four ring electric hob having integrated extractor over. Tiled to splashbacks tiling. Single panel central heating radiator. 13 Amp power points.

Second Floor :

LANDING. : Single panel central heating radiator. Coving to ceiling. Airing cupboard housing a ATAG gas fired combi boiler. Doors to 3 bedrooms and bathroom.

BEDROOM 1 REAR 12' 10" x 8' 9" (3.91m x 2.66m): PVCu double glazed window to the rear aspect with a view towards Biddulph Moor. Television aerial point. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 FRONT 10' 4" x 7' 9" (3.15m x 2.36m): PVCu double glazed window to the front aspect with views towards Mow Cop. Single panel central heating radiator. Television aerial point. 13 Amp power points.

BEDROOM 3 REAR 8' 6" x 7' 5" (2.59m x 2.26m): PVCu double glazed window to rear aspect with views towards Biddulph Moor.

Television aerial point. Single panel central heating radiator. 13 Amp power points.

FAMILY BATHROOM 7' 1" x 5' 10" (2.16m x 1.78m): Opaque PVCu double glazed window. Modern white suite comprising: low level w.c., wash hand basin and panelled bath with integrated mixer shower over and glazed screen. Tiled to splashbacks. Radiator. Extractor fan.

Outside :

FRONT : Driveway providing off road parking and lawn area. Covered entrance porch with useful bin store. Side access to the rear garden.

REAR : Fully enclosed rear garden enjoying a good degree of privacy. Majority laid to lawn with paved patio area and timber fenced boundaries. Gated side access leading to the front of the property.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: C

DIRECTIONS: SATNAV: ST8 6BW

