

### 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.

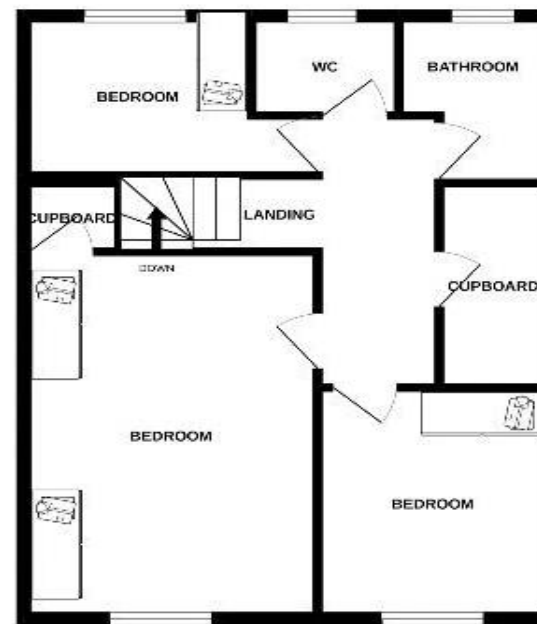
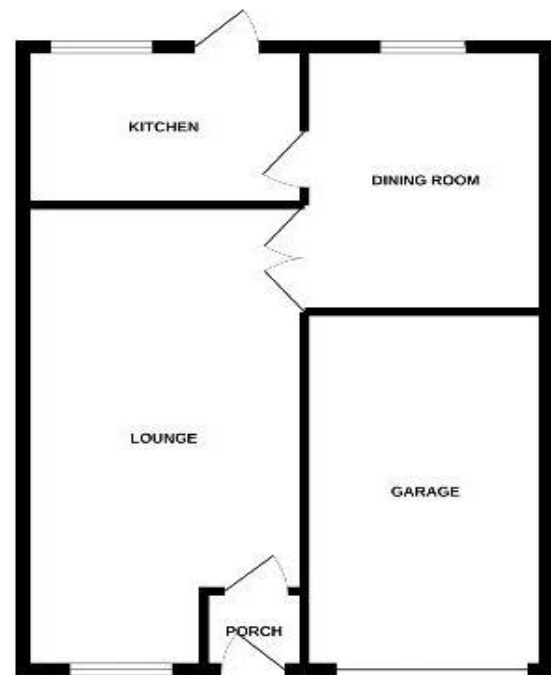
Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

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](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf)

GROUND FLOOR

1ST FLOOR



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 Email: [contact@timothyabrown.co.uk](mailto: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

**5 Whitegate Close,**  
Middlewich, Cheshire CW10 0RF

**Monthly Rental Of £1,100**  
(exclusive) + fees

- WELL PRESENTED DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- ENCLOSED REAR GARDEN
- DRIVEWAY & GARAGE
- SITUATED IN A LOVELY RESIDENTIAL AREA
- CLOSE TO BEAUTIFUL COUNTRY WALKS & LOCAL TRANSPORT



## TO LET (Unfurnished)

A well-presented detached family home that offers a blend of comfort and convenience.

### Key features:

- **Location:** Situated in a lovely area, close to beautiful country walks and local transport.
- **Interior:** Includes a lounge, dining room, and kitchen.
- **Bedrooms:** Three bedrooms with ample storage.
- **Parking:** Driveway and garage.
- **Outdoor Space:** Enclosed rear garden.

### The accommodation briefly comprises:

(all dimensions are approximate)

**ENTRANCE VESTIBULE :** Accessed via the composite entrance door and a door leads to the lounge.

**LOUNGE 10' 9" x 21' 8" (3.27m x 6.60m):** Double glazed window to the front elevation, double panel central heating radiator, oak effect flooring, feature electric fire and surround, stairs lead to the first floor and double door lead to the dining room.

**DINING ROOM 8' 3" x 12' 9" (2.51m x 3.88m):** Double glazed window to the rear elevation, oak effect flooring, double panel central heating radiator and a door leads to the kitchen. Door to integral garage.

**KITCHEN 10' 9" x 7' 8" (3.27m x 2.34m):** Double glazed window to the rear elevation and a door leads to the garden. Fitted with a range of base and wall units with work surface over incorporating a sink unit, electric cooker, space and plumbing for washing machine and space for fridge freezer, part tiled walls. Oak effect floor. PVCu double glazed door to rear aspect.

### First Floor :

**LANDING :** Loft access. Fantastic storage cupboard with lagged hot water cylinder, and doors to all rooms.

**BEDROOM 1 14' 5" x 10' 2" (4.39m x 3.10m):** Double glazed window to the front elevation, single panel central heating radiator, wardrobes providing hanging and storage space, access to over stairs storage.

**BEDROOM 2 7' 4" x 9' 10" (2.23m x 2.99m):** Double glazed window to the rear elevation and single panel central heating radiator. Fitted wardrobes providing hanging and storage space.

**BEDROOM 3 8' 9" x 8' 7" (2.66m x 2.61m):** Double glazed window to the front elevation and single panel central heating radiator. Fitted wardrobes providing hanging and storage space.

**BATHROOM 8' 4" x 5' 0" (2.54m x 1.52m):** Double glazed opaque window to the rear elevation. Fitted with a white suite comprising bath, shower cubicle with mains fed shower shower and hand wash basin. Chrome centrally heated towel radiator.

**W.C. :** With an opaque window to the rear elevation, fitted with a low level WC.

### Outside :

**FRONT :** To the front is a block paved driveway which provides off road parking and is laid to lawn with well established plants and shrubs.

**REAR :** The rear garden is mainly laid to lawn with patio area, laid to lawn and borders of well established shrubs and plants.

**INTEGRAL GARAGE 17' 3" x 8' 0" (5.25m x 2.44m) internal measurements:** Electric roller shutter door. Power & light. Wall mounted Vaillant gas boiler. Single panel central heating radiator.

**SERVICES :** All mains services are connected.

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

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** C

**DIRECTIONS:** SATNAV CW10 0RF

Energy performance certificate (EPC)			
5 Whitegate Close MIDDLEWICH CW10 0RF	Energy rating	Valid until: 24 May 2032	
	<b>D</b>	Certificate number: 3032-0625-4100-0001-6292	

Property type	Detached house
Total floor area	86 square metres

### Rules on letting this property

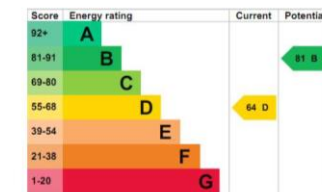
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

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



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

