

### 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)

**Energy Performance Certificate**

9, Leigh Road, CONGLETON, CW12 2EG  
Reference number: 8967-8033-0029-0897-8943  
Dwelling type: Detached bungalow  
Date of assessment: 17 November 2014  
Type of assessment: RdSAP, existing dwelling  
Date of certificate: 18 November 2014  
Total floor area: 81 sq. ft.

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:	£ 3,372
Over 3 years you could save:	£ 1,332

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 150 over 3 years	
Heating	£ 2,418 over 3 years	£ 1,638 over 3 years	
Hot Water	£ 651 over 3 years	£ 252 over 3 years	
<b>Totals</b>	<b>£ 3,372</b>	<b>£ 2,040</b>	<b>You could save £ 1,332 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs  
A  
B  
C  
D  
E  
F  
G  
Not energy efficient - higher running costs

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).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Increase loft insulation to 270 mm	£100 - £350	£ 93	✓
2. Floor insulation	£800 - £1,200	£ 383	✓
3. Low energy lighting for all fixed outlets	£35	£ 120	✓

See page 3 for a full list of recommendations for this property.  
\* To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/energy](http://www.direct.gov.uk/energy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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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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**9 Leigh Road**  
Congleton, Cheshire CW12 2EG

**Monthly Rental Of £1,000**  
(exclusive) + fees

- WELL PRESENTED DETACHED BUNGALOW
- THREE BEDROOMS
- MODERN BATHROOM SUITE
- PVCu DOUBLE GLAZING
- GAS CENTRAL HEATING
- SINGLE GARAGE
- FRONT AND REAR GARDENS

## TO LET (Unfurnished)

**\*\*PRIVATE NON OVERLOOKED POSITION\*\*** A PLEASANTLY PRESENTED INDIVIDUALLY DESIGNED THREE BEDROOM DETACHED BUNGALOW. ELEVATED POSITION ON THE FRINGE OF THE HIGHLY SOUGHT AFTER BUGLAWTON LOCALITY. GENEROUS, MATURE GARDENS. OPEN COUNTRYSIDE AND CANALSIDE WALKS ON YOUR DOORSTEP. IDEALLY LOCATED ON THE EAST SIDE OF CONGLETON ALLOWING FOR SPEEDY ACCESS TO MACCLESFIELD.

Reception hall, lounge/dining room, kitchen, three bedrooms and modern bathroom. Driveway and garage. Established lawned gardens to front and rear.

This spacious and pleasantly presented individually designed detached bungalow is located close to open countryside, which allows those who enjoy rural pursuits to take advantage for the countryside on its doorstep. The bungalow is approached via its own private driveway, which terminates at the attached garage. The main entrance leads into the reception porch with door into the spacious lounge/dining room, with the kitchen off. From the inner hallway are doorways to the three bedrooms and modern bathroom.

Externally are established lawned gardens to the front and rear, with an extensive patio ideal for alfresco entertaining.

It is positioned in the favoured Buglawton suburb, with open countryside and canalside walks close by. Practically "around the corner" is a convenience store which offers a decent range of day to day household goods, and it's within the catchment of reputable primary schools; Buglawton and Havannah, and there's even a pleasant public house just a gentle stroll away.

Congleton has outstanding transport and communications links :

- Convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham.
- Congleton is a 15 minute drive 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 19 miles away, offering direct flights to over 180 domestic and worldwide destinations.
- The major regional rail hub of Crewe is less than 12 miles by swift main roads, and will incorporate the new HS2 line, providing London links in 55 minutes.
- Congleton's own railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blues Festival enhance an active cultural scene.

Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as

chemists, doctors and dentists, and a gateway local hospital.

### The accommodation briefly comprises

(all dimensions are approximate)

**ENTRANCE PORCH** : PVCu opaque double glazed entrance door. Door to:

**L-SHAPED LOUNGE/DINING ROOM** 6.38m (20ft 11in) Reducing to 3.66m (12ft 0in) x 5.44m (17ft 10in) Reducing to 2.72m (8ft 11in): Two PVCu double glazed windows to front. Coving to ceiling. Two double panel central heating radiators. One single panel central heating radiator. Feature fireplace having stone effect hearth, mantel and display shelves. Television aerial point.

### LOUNGE/DINING ROOM PHOTO :

**KITCHEN** 3.15m (10ft 4in) x 2.54m (8ft 4in) : PVCu double glazed window to side. PVCu opaque double glazed door to side. Fitted with a range of light beech effect wall and base units having working surfaces over. Inset one and a half bowl sink and drainer with mixer tap. Freestanding Creda slot in electric oven. Tall storage units to match. Double panel central heating radiator. Tiled to splashbacks. Space and plumbing for washing machine. Serving hatch to dining area. Breakfast bar.

**INNER HALL** : Single panel central heating radiator. Access to roof space. Doors to:

**BEDROOM 1 REAR** 4.24m (13ft 11in) x 3.48m (11ft 5in into wardrobes) : PVCu double glazed window to rear garden. Single panel central heating radiator. Range of 3 double fitted wardrobes.

**BEDROOM 2 REAR** 3.48m (11ft 5in) x 3.02m (9ft 11in) : Single panel central heating radiator. PVCu double glazed French doors to rear. 13 Amp power points.

**BEDROOM 3 SIDE** 3.48m (9ft 7in) x 2.57m (8ft 5in max) : PVCu double glazed window to side. Single panel central heating radiator.

**BATHROOM** 6' 7" x 6' 6" (2.01m x 1.98m) : PVCu opaque double glazed window to side. Single panel central heating radiator. Half tiled walls. Modern white suite comprising: low level w.c., pedestal wash hand basin and panelled bath with Triton electric shower over. Chrome central heating towel radiator. Grey marble effect tiles to splashbacks. Airing cupboard with lagged hot water cylinder.

### Outside :

**FRONT** : Laid to lawn area with mature flower and shrub borders. Paved driveway providing off road parking space and access to garage. Gated access on both sides leading to rear.

**GARAGE** 5.61m (18ft 5in) x 2.79m (9ft 2in) Internal Measurements: Up and over door. PVCu double glazed window to rear. PVCu opaque double glazed door to rear. Floor standing Glow-worm gas central heating boiler. Power and light.

**REAR** : Laid to lawn with mature hedging and flower and shrub borders. Paved patio area. Timber garden store.

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

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

**LOCAL AUTHORITY**: Cheshire East

**TAX BAND**: D

**DIRECTIONS**: Proceed out of Congleton on the A54 (Buxton Road) for approximately 1miles and after passing the Church House public house on the right hand side take the second left onto St Johns Road and then second left into Leigh Road where the property will be found on the left hand side clearly identified by our To Let board.

