

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 (EPC)

33 Kensington Drive
CONGLETON
CW12 2GF

Energy rating

C

Valid until:

18 June 2032

Certificate number:

9833-3616-5296-0472-6304

Property type

Mid-terrace house

Total floor area

68 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-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

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

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

See how to improve this property's energy efficiency.

Score

Energy rating

Current

Potential

92+

A

91-91

B

89-80

C

85-85

D

82-74

E

71-55

F

55-35

G

1-20

72

C

60

B

GROUND FLOOR

LIVING ROOM

DINING KITCHEN

ENTRANCE HALL

UP

FIRST FLOOR

BEDROOM TWO

BEDROOM THREE

BATHROOM

LANDING DOWN

BEDROOM ONE

WARDROBE

CUPBOARD

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

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

Timothy a
brown
www.timothyabrown.co.uk

Timothy a
brown

33 Kensington Drive,
Congleton, Cheshire CW12 2GF

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

- THREE BEDROOM MID TERRACE
- MODERN DINING KITCHEN & SEPARATE LOUNGE
- BATHROOM SUITE & DOWNSTAIRS W.C.
- PVCu DOUBLE GLAZED WINDOWS & DOORS
- TWO OFF ROAD PARKING SPACES
- WELL MAINTAINED LOW MAINTENANCE LANDSCAPED REAR GARDEN
- SOUGHT AFTER RESIDENTIAL ESTATE
- VIEWING A MUST

TO LET (Unfurnished)

A well-presented and updated three-bedroom mews home situated on a popular residential estate.

On entering this home, you are welcomed by a spacious entrance hall which provides a downstairs W.C., modern refitted dining kitchen and a lounge to the rear with French doors leading out onto the private landscaped, easily maintained rear garden.

To the first floor from the central landing allows access to all three bedrooms and main bathroom, enjoying a stylish three-piece white suite. The master bedroom offers built in wardrobes and two windows overlooking the front.

The rear of the property has been beautifully landscaped comprising a bricked patio area ideal for summer BBQ's and dining, attractive flower bed filled with a variety of plants and shrubs with a further patio area that houses a shed, great for any outdoor storage. Gated access is provided to the rear of the garden for bin access. To the front of the property are two off road parking spaces available side by side with a paved pathway leading up to the front door.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite high security front door to:

ENTRANCE HALL : Providing access to ground floor accommodation and stairs to the first floor. Low voltage downlighters inset. Central heating radiator. 13 Amp power points. BT point.

DINING KITCHEN 15' 1" x 7' 3" (4.59m x 2.21m): PVCu double glazed window to front aspect. Low voltage downlighters inset. Modern eye level and base units with soft closing doors and attractive preparation surfaces over. Tiled splashbacks. Inset circular sink with single drainer and mixer tap. Built in oven, gas hob, and extractor over. Integrated washer/dryer and dishwasher. Space for a large fridge freezer. Cupboard housing Glow-worm gas combi boiler. Central heating radiator. 13 Amp power points. Tile effect flooring.

LOUNGE 13' 11" x 11' 5" (4.24m x 3.48m): PVCu double glazed French doors and windows to rear garden aspect. Central heating radiator. 13 Amp power points.

W.C. 2' 9" x 5' 1" (0.84m x 1.55m): PVCu double glazed opaque window to front aspect. Central heating radiator. White suite comprising: Low level W.C. and wash hand basin. Slate effect floor tiling.

First Floor :

CENTRAL LANDING : Providing access to all first floor accommodation. Access to loft space. Store cupboard.

BEDROOM 1 FRONT 12' 0" x 11' 3" (3.65m x 3.43m) plus wardrobe space: Low voltage downlighters inset. Two PVCu double glazed windows to front aspect. Central heating radiator with thermostat. 13 Amp power points. Built in wardrobes.

BEDROOM 2 REAR 9' 4" x 7' 4" (2.84m x 2.23m): PVCu double glazed window to rear aspect. Central heating radiator with thermostat. 13 Amp power points.

BEDROOM 3 REAR 7' 6" x 6' 4" (2.28m x 1.93m): PVCu double glazed window to rear aspect. Central heating radiator with thermostat. 13 Amp power points.

BATHROOM 6' 0" x 5' 0" (1.83m x 1.52m): Low voltage downlighters inset. Modern white bathroom suite comprising: Low level W.C., wash hand basin with mixer tap and mirror fitted wall cabinet over, bath with mixer tap and fitted shower over with removable shower head and glass shower screen. Central heating radiator with thermostat. Attractive grey wall panelling. Light grey wood effect vinyl flooring.

Outside :

FRONT : Tarmacadam drive with off road parking for two cars.

REAR : Landscaped making this an easy maintainable garden to enjoy in the summer comprising a bricked patio area for outside seating and al fresco dining, leading onto a further patio area housing a shed. The garden is set off with beautiful plants, trees and shrubs with gated access available to the rear for bins access.

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 CW12 2GF

