

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)

26 Ennerdale Drive
CONGLETON
CW12 4FJ

Energy rating

D

Valid until:

19 February 2035

Certificate number:

6700-6015-0422-4496-3253

Property type

Detached bungalow

Total floor area

93 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](#)

Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 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.

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Valuers & Estate Agents, Surveyors, Residential & Commercial Management

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Timothy a brown

www.timothyabrown.co.uk

26 Ennerdale Drive,
Congleton, Cheshire CW12 4FJ

Monthly Rental Of £1,250
(exclusive) + fees

- WELL PRESENTED MODERN DETACHED BUNGALOW
- THREE BEDROOMS
- DRIVEWAY PROVIDING OFF ROAD PARKING
- SOUGHT AFTER AREA
- RENT INCLUDES THE SERVICES OF A GARDENER

A HIGHLY SPECIFIED MODERN 3 BEDROOM DETACHED TRUE BUNGALOW LOCATED ON THE HIGHLY SOUGHT AFTER AND ENVIABLE ENNERDALE DRIVE DEVELOPMENT

Entrance hall ***Lounge*** ***Large Open Plan Dining Kitchen*** ***Additional Reception Room Ideal As Sitting Room/Playroom/Study*** ***Three Bedrooms*** ***En-suite Wet Room*** ***Bathroom*** ***Private Driveway*** ***Good Sized Enclosed Level Lawned Gardens*** ***PVCu Double Glazing*** ***Gas Central Heating*** ***Cul De Sac Position***

Enjoying a privileged location on the distinguished Ennerdale Drive development and lying on the fringe of Astbury Mere Water Park, which offers an oasis, attracting an abundance of nature and wildlife, and is an excellent environment for families to enjoy pursuits such as cycling, lakeside walks and watersports. The property's location is ideally located for ease of access to the main A34 and M6 arterial routes and Manchester Airport, with the towns' railway station also offering excellent national rail networks.



The accommodation briefly comprises:
(all dimensions are approximate)

CANOPY PORCH : Tiled canopy porch with timber supports. Frosted PVCu double glazed external door with polished chrome door furniture to the reception hall.

RECEPTION HALL : Spacious L shaped hall. Single panel central heating radiator. Access to loft. White panel style doors to the lounge, bedrooms, bathroom and to a recessed cloaks store.

LOUNGE 15' 1" x 11' 3" (4.59m x 3.43m): PVCu double glazed feature box bay window to the front aspect. Feature electric fireplace. Double panel central heating radiator. Wide rounded archway leading to the dining kitchen.

KITCHEN DINING ROOM 21' 9" x 9' 11" (6.62m x 3.02m): Coving to ceiling. Feature PVCu double glazed sliding patio door opening out to the rear garden seating terrace. PVCu double glazed window to rear aspect. Ivory hi-gloss fitted kitchen suite with granite effect work surfaces. Hotpoint brushed chrome built-in electric oven. Lamona built-in 4 ring ceramic hob with brushed chrome splashback and modern glazed and brushed chrome extractor fan above. Space for a washing machine and dryer. Space for a tall fridge/freezer. Gas boiler housed in wall unit. Feature antique oak effect Amtico style vinyl floor. Double panel central heating radiator. Access to store room.



SITTING ROOM/STUDY/PLAYROOM 16' 10" x 7' 8" (5.13m x 2.34m): PVCu double glazed window to front aspect. PVCu double glazed window to side aspect. Frosted PVCu double glazed rear external door opening to the rear garden. Double panel central heating radiator.

BEDROOM 1 REAR 11' 0" x 12' 1" (3.35m x 3.68m) into wardrobes: PVCu double glazed window to rear aspect. Single panel central heating radiator. Built-in maple wood style modern wardrobes and matching drawer units. Access to the en suite.

EN SUITE WET ROOM : Frosted PVCu double glazed window to rear aspect. Refitted suite comprising: wet room flooring with drain, polished marble style shower wet boarding, contemporary polished chrome thermostatic mixer shower, button flush corner W.C., corner sink basin with polished chrome tap and mono block mixer tap. Chrome recessed ceiling down lighting. Chrome ladder heated towel radiator. Extractor fan.

BEDROOM 2 FRONT 9' 1" x 9' 1" (2.77m x 2.77m): PVCu double glazed window to front aspect. Modern beech wood style built-in wardrobes. Single panel central heating radiator.

BEDROOM 3 FRONT 10' 9" x 8' 2" (3.27m x 2.49m) maximum into wardrobes: PVCu double glazed window to front aspect. Single panel central heating radiator. Modern beech wood style built-in wardrobes.



BATHROOM : Modern white bathroom suite comprising: bath with mixer shower tap, pedestal sink and button flush W.C. Ladder heated towel radiator. Beech wood style vinyl floor. Extractor fan. Access to a recessed cylinder cupboard.

Outside :

FRONT : Front pebbled garden with tropical style plants and large feature stones. Tarmac driveway.

REAR : Enclosed with degrees of privacy and mainly laid to lawn with a stone effect patio terrace.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: E

DIRECTIONS: SATNAV CW12 4FJ

