



12 Holford Street

Congleton, Cheshire CW12 1HA

Monthly Rental Of £750

(exclusive) + fees

- TWO BEDROOM EXTENDED TERRACE PROPERTY
- PVCU DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- LOUNGE, DINING ROOM, KITCHEN & BATHROOM
- ENCLOSED YARD
- CLOSE TO TOWN CENTRE

TO LET (Unfurnished)

A well presented extended two bedroom cottage which offers flexible accommodation and is located in a quiet No Through street close to the town centre.

The property benefits from PVCu double glazing and gas fired central heating with accommodation comprising: lounge, dining room and kitchen to the ground floor, whilst to the first floor are two double bedrooms and good size bathroom.

There is also an enclosed yard to the side.

Viewing recommended.

The accommodation briefly comprises

(all dimensions are approximate)

SITTING ROOM/DINING ROOM 3.73m (12ft 3in) x 3.51m (11ft 6in) : Gas fire. 2 Wall light points. Dimmer switch. Double panel central heating radiator. 2 Double power points. 2 Single power points. Telephone point. TV aerial point. Stairs to first floor with cupboard beneath. Door to:

LOUNGE/STUDY 3.66m (12ft 0in) x 2.69m (8ft 10in) : Brass canopied gas fire on brass plinth. Fitted wooden cupboards with shelves above in chimney recess. Double panel central heating radiator. 2 Single power points. TV aerial point.

KITCHEN 3.51m (11ft 6in) x 1.93m (6ft 4in) : Fitted with a range of base units worktops above having inset single drainer sink with mixer tap. Space and plumbing for automatic washing machine. Inset gas hob with fan assisted oven below. Tiled splashbacks. 4 Double power points. 2 Single power points. Electric cooker point. Spotlight cluster to ceiling. Wall mounted gas central heating boiler with programmer below.

First Floor :

LANDING : Doors to all rooms.

BEDROOM 1 3.66m (12ft 0in) x 2.24m (7ft 4in) measured to wardrobe doors: Full length wooden fitted double wardrobes with cupboard above. Single panel central heating radiator. 2 Double power points. Telephone point.

BEDROOM 2 4.27m (14ft 0in) Maximum x 2.74m (9ft 0in) : Double panel central heating radiator. 2 Single power points. 1 Double power point. Telephone point. Trapdoor to roof space.

BATHROOM 3.53m (11ft 7in) x 1.96m (6ft 5in) : Fully tiled having coloured suite comprising pedestal wash hand basin, low flush

w.c. and panelled bath with mixer shower tap above. Single panel central heating radiator. Door to airing cupboard with linen shelves above.

Outside : Double gates provide access for vehicle with hardstanding. Shrub borders. To the rear there is a triangular timber storage shed.

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: Proceed along West Street, turning right into Antrobus Street. Take the first right after the car park entrance into Holford Street. The property will be found at the end of the street on the left hand side.

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 HM Government

12, Holford Street, CONGLETON, CW12 1HA

Dwelling type: End-terrace house Reference number: 0730-2950-6220-5401-8990
 Date of assessment: 07 June 2019 Type of assessment: RDSAP existing dwelling
 Date of certificate: 10 June 2019 Total floor area: 67 m²

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:	£ 2,284
Over 3 years you could save:	£ 717

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 153 over 3 years	
Heating	£ 1,872 over 3 years	£ 1,344 over 3 years	
Hot Water	£ 201 over 3 years	£ 186 over 3 years	
Totals	£ 2,284	£ 1,877	You could save £ 717 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. They exclude energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

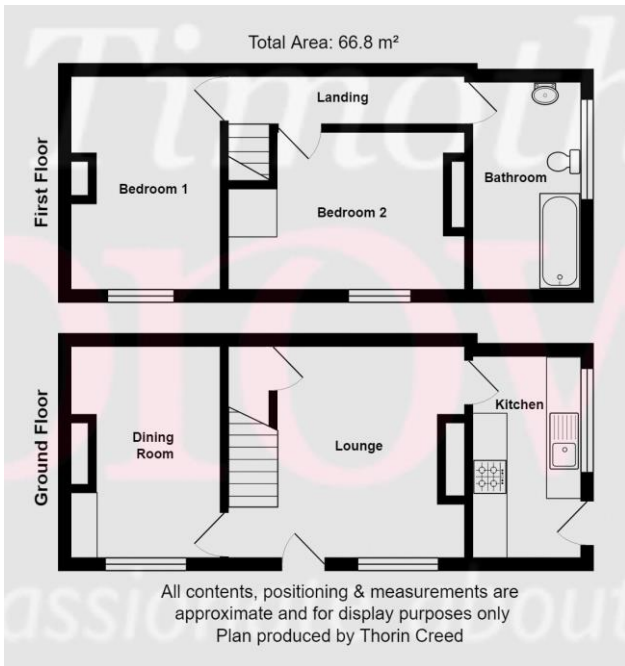
Very energy efficient - lower running costs

Current	Potential
D (44)	B (61)

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). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect low energy use consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1. Cavity wall insulation	£500 - £1,000	£ 163
2. Internal or external wall insulation	£4,000 - £14,000	£ 387
3. Floor insulation (solid floor)	£4,000 - £8,000	£ 63

See page 3 for a full list of recommendations for this property.
 To discuss details of the measures you can take to reduce your energy bills, visit www.energyhelpdesk.org.uk or call Freephone 800 444082. The Green Deal may enable you to make your home warmer and cheaper to run.



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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