

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:-

- One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- 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.
- 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

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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Timothy a brown

www.timothyabrown.co.uk

12 Mill Green
Congleton, Cheshire CW12 1JG

Monthly Rental Of £900
(exclusive) + fees

- MODERN ENERGY EFFICIENT TOWNHOUSE 'EPC RATING B'
- CONTEMPORARY OPEN PLAN LIVING
- TWO DOUBLE BEDROOMS
- DOUBLE WIDTH DRIVEWAY
- LARGE INTEGRAL GARAGE
- EASY WALKING DISTANCE OF TOWN CENTRE AND THE AWARD WINNING CONGLETON PARK

SPACIOUS TWO DOUBLE BEDROOMED TOWNHOUSE WITH DRIVEWAY AND GARAGE.

WALKING DISTANCE OF TOWN CENTRE AND AWARD WINNING PARK.

Reception hall. Cloakroom. Fabulous OPEN PLAN LIVING KITCHEN. TWO DOUBLE BEDROOMS and bathroom. DOUBLE WIDTH DRIVEWAY for two cars and LARGE INTEGRAL GARAGE.

A lovely modern home, extremely ECONOMICAL to run, with full central heating and double glazing.

The main entrance delivers you to the good sized reception hall with cloakroom off, and door to the large integral garage.

To the first floor is the large, light filled and functional OPEN PLAN LIVING KITCHEN. To the second floor are the TWO DOUBLE BEDROOMS AND FAMILY BATHROOM.



The accommodation briefly comprises: (all dimensions are approximate)

ENTRANCE : Front door to:

HALL : Single panel central heating radiator. 13 Amp power points. Timber effect vinyl flooring. Door to garage. Door to cloakroom.

CLOAKROOM : White suite comprising: low flush w.c. and pedestal wash hand basin. Single panel central heating radiator. Extractor fan. Door to understairs storage cupboard.

GARAGE 20' 4" x 8' 10" (6.19m x 2.69m) Internal Measurements: Up and over front door. Rear PVCu double glazed window. Double panel central heating radiator. Wall mounted gas central heating boiler. Plumbing for washing machine. 13 Amp power points. Plastered and emulsioned walls.

HALF LANDING : PVCu double glazed door to rear outside. Stairs up to first floor landing.

LANDING : Single panel central heating radiator. 13 Amp power points. Stairs to second floor landing. Door to:

LIVING KITCHEN :

LIVING AREA 20' 4" x 9' 4" (6.19m x 2.84m): PVCu double glazed window to rear aspect. PVCu double glazed doors to Juliette balcony. Two single panel central heating radiators. 13 Amp power points. Satellite aerial point.



KITCHEN 9' 6" x 6' 5" (2.89m x 1.95m): PVCu double glazed window to front aspect. Low wattage downlighters to ceiling. Matching laminated base and eye level units with inset single drainer stainless steel sink. Zanussi gas hob with oven below and extractor system above. 13 Amp power points.

SECOND FLOOR LANDING : One single power point. Single panel central heating radiator. Door to deep walk in storage cupboard. Doors to all rooms.

BEDROOM 1 REAR 10' 1" x 9' 3" (3.07m x 2.82m): PVCu double glazed window to rear aspect. 13 Amp power points.

BEDROOM 2 FRONT 9' 11" x 9' 4" (3.02m x 2.84m): PVCu double glazed window to front aspect. 13 Amp power points.

BATHROOM : Opaque PVCu double glazed window to front aspect. White suite comprising: low flush w.c., wash hand basin set in vanity unit and panelled bath with shower and glass screen over. Half tiled walls. Timber effect vinyl floor. Chrome centrally heated towel radiator. Extractor fan.

Outside :

FRONT : Tarmacadam driveway terminating at garage. Shared path down either side to rear.

REAR : Access only.

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



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

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: SATNAV CW12 1JG

Energy Performance Certificate

HM Government

12 Mill Green, CONGLETON, CW12 1JG

Dwelling type:End-terrace house

Date of assessment:21 February 2017

Date of certificate:21 February 2017

Reference number:2098-5089-7362-5503-1990

Type of assessment:SAP, new dwelling

Total floor area:70 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:

£ 1,149

Over 3 years you could save

£ 93

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	
Heating	£ 744 over 3 years	£ 744 over 3 years	
Hot Water	£ 252 over 3 years	£ 159 over 3 years	
Totals	£ 1,149	£ 1,056	You could save £ 93 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. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

82

94

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 how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 96
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 804

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