



3 Isis Close

Congleton, Cheshire CW12 3RT

Monthly Rental Of £895

(exclusive) + fees

- MODERN SEMI DETACHED
- TWO BEDROOMS
- LARGE CORNER PLOT
- WITHIN WALKING DISTANCE OF CONGLETON TOWN CENTRE

TO LET (Unfurnished)

Timothy A Brown are delighted to offer 'To Let' this well appointed two bedroomed semi-detached property situated on a large corner plot in a cul-de-sac position, ideally located for the canal which is a "stone's throw" away, allowing enjoyment of canalside walks.

The local railway station is also within easy walking distance, as is the main town centre of Congleton, which offers shops, bars and restaurants.

The neutrally decorated accommodation comprises; entrance hall, lounge, dining kitchen, two bedrooms and family bathroom.

Externally the property benefits from a good size driveway providing off road parking space as well as front and rear gardens.

Viewing advised.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE HALL : PVCu double glazed front door with glazed upper panels. Stairs to first floor. Double panel central heating radiator.

LOUNGE 4.04m (13ft 3in) x 3.07m (10ft 1in) : PVCu double glazed window to front aspect. Timber effect beams to ceiling. Single panel central heating radiator. 13 amp power points. BT telephone point (subject to BT approval). Television aerial point. Living Flame coal effect gas fire set in marble effect hearth and back with wooden fire surround.

DINING KITCHEN 3.99m (13ft 1in) x 2.77m (9ft 1in) : PVCu double glazed window to rear aspect. White fronted eye level and base units having roll edge wood block effect formica preparation surfaces with single drainer sink unit inset. Built-in 4-Ring halogen hob with extractor over. Tiled to splashbacks. Built-in Indesit oven and grill. Space and plumbing for washing machine. Single panel central heating radiator. 13 amp power points. Understairs storage housing central heating boiler and controls. PVCu double glazed sliding patio door providing access to rear.

STAIRS AND LANDING : Access to roof space. 13 amp power points. Airing cupboard with lagged hot water cylinder.

BEDROOM 1 FRONT 3.99m (13ft 1in) x 2.87m (9ft 5in) **Maximum**: Two PVCu double glazed windows to front aspect. Single panel central heating radiator. 13 amp power points. Television aerial point. Built-in wardrobe.

BEDROOM 2 REAR 3.07m (10ft 1in) **Maximum** x 2.06m (6ft 9in) **Maximum**: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 amp power points.

BATHROOM : PVCu opaque double glazed window to rear aspect. Single panel central heating radiator. White suite comprising: Panelled bath with bath/shower mixer tap. Pedestal wash hand basin. Low level w.c. Tiled to splashbacks.

OUTSIDE :

REAR : Flag laid patio area. Lawned garden with raised flowerbed.

FRONT AND SIDE : Flag laid driveway for 2 to 3 cars and lawned garden to front.

SERVICES : All mains services are connected.

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



LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: From the Town Hall proceed opposite into Canal Street and take the third turning on the left into Derwent Drive. Take the second right into Isis Close where number 3 will be found on the left hand side clearly identified by our To Let board.

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.

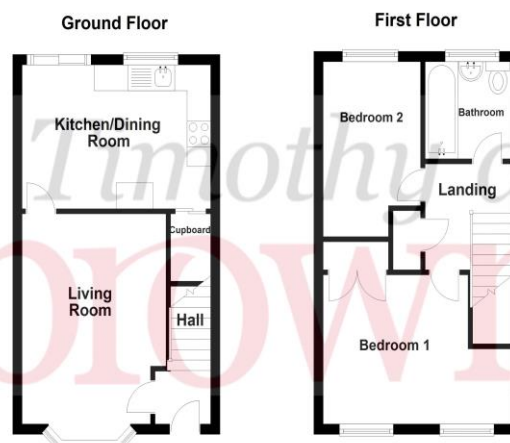
Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

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).

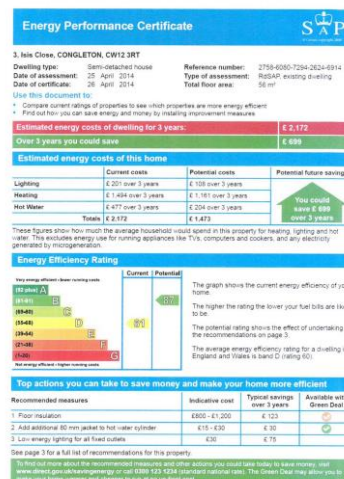
WE REGRET NO SMOKERS. PETS MAY BE CONSIDERED ON A CASE BY CASE BASIS.

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



All contents, positioning and measurements are approximate and for display purposes only. Plan produced by Timothy A Brown Estate Agents. Plan produced using PlanUp.



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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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