



12 Tamar Close

Congleton, Cheshire CW12 3RU

Monthly Rental Of £1,100

(exclusive) + fees

- EXTENDED SEMI DETACHED HOME
- EXTENDED DINING KITCHEN
- THREE BEDROOMS
- ENCLOSED REAR GARDENS
- ATTACHED GARAGE & DRIVEWAY FOR TWO CARS
- CLOSE TO CONGLETON TOWN CENTRE

TO LET (Unfurnished)

A MOST DECEPTIVE, EXTENDED THREE BEDROOM SEMI DETACHED RESIDENCE CLOSE TO THE MACCLESFIELD CANAL LOCATED IN A SMALL CUL DE SAC IN A SOUGHT AFTER RESIDENTIAL AREA

Three bedrooms, lounge, extended dining kitchen, family bathroom, enclosed lawned gardens. Attached garage. Driveway for two vehicles.

Within walking distance of the town centre and the local parade of shops at High Town, Congleton's railway station, which offers nationwide rail links, and frequent public transport to the town centre close by. The property is close to open countryside with gentle canalside walks on its doorstep.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE HALL : PVCu double glazed door to front elevation. Central heating radiator. BT telephone point (subject to BT approval). Stairs allowing access to the first floor. Door allowing access into the lounge.

LOUNGE 4.06m (13ft 4in) x 3.1m (10ft 2in) : PVCu double glazed window to front aspect. Fire surround with tiled inset and hearth. Central heating radiator. Under stairs recess. Timber effect laminate floor. Door to dining kitchen.

EXTENDED DINING KITCHEN 4.65m (15ft 3in) x 4.01m (13ft 2in) : PVCu double glazed window to rear aspect. Range of fitted eye and base level units having extensive work surfaces over. Good selection of drawer and cupboard space. Stainless steel sink unit with drainer and mixer tap. Slot-in electric cooker. Plumbing and space for dishwasher. Space for fridge/freezer. Central heating radiator. Tile effect laminate flooring. PVCu double glazed double French doors allowing access and views to the rear garden.

First floor :

LANDING : Loft access point with retractable ladders. Airing cupboard with slatted shelves above.

BEDROOM 1 FRONT 5.13m (16ft 10in) x 2.34m (7ft 8in) : PVCu double glazed windows to front and rear aspect. Central heating radiator. 13 Amp power points.

BEDROOM 2 FRONT 4.06m (13ft 4in) x 2.9m (9ft 6in) : Two PVCu double glazed windows to front aspect. Ceiling light point. Built-in wardrobes with louvre doors. Central heating radiator.

BEDROOM 3 REAR 2.79m (9ft 2in) x 2.08m (6ft 10in) : PVCu double glazed window to rear aspect. Built-in wardrobes with double opening doors. Central heating radiator. 13 Amp power points.

FAMILY BATHROOM : PVCu double glazed opaque window to rear aspect. Three piece white suite comprising: low level W.C., pedestal wash hand basin and panelled bath with electric shower over. Central heating radiator.

Outside :

INTEGRAL GARAGE 5.08m (16ft 8in) x 2.39m (7ft 10in) Internal Measurements: Up and over door. Light.

UTILITY : Located at the rear of the garage. Plumbing and space for washing machine. Ample space for dryer. Wall mounted Valliant gas combination central heating boiler. Power point.

FRONT : The property is approached via a tarmac driveway allowing off road parking for approximately two vehicles. Easy vehicular access to the integral garage. Garden is mainly laid to lawn. Step up to an entrance area with lantern reception light.

REAR : Flagged patio area that enjoys the majority of the all day to late evening sun. Areas with flagged steps leading up to a lawned garden. Timber shed. Enclosed with timber fencing.

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 our office proceed along West Street bear right onto Antrobus Street, then left onto Mill Street and upon reaching the roundabout take the third exit onto Mountbatten Way. Turn right at the traffic lights, then left after the pedestrian crossing onto High Street. Take the next right onto Canal Street and proceed up the hill, past the War Memorial Hospital and beneath the viaduct whereupon turn left onto Derwent Drive. Take the third right onto Tamar Close where number 12 will be found on the right 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:-

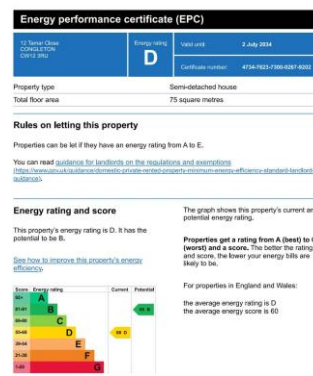
- One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- Owing to recent global insecurities, proof of identity 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](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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management

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