



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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47 Mill Green
Congleton, Cheshire CW12 1GD

Monthly Rental Of £1,200
(exclusive) + fees

- MODERN 3 BEDROOM 3 STOREY TOWN HOUSE
- DINING KITCHEN WITH INTEGRATED APPLIANCES
- LARGE LOUNGE WITH ASPECT OVER THE RIVER DANE
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- ENCLOSED ALFRESCO COURTYARD GARDEN
- DESIGNATED PARKING SPACE
- SECURE GATED COMMUNITY
- WALKING DISTANCE OF TOWN CENTRE, CONGLETON PARK & LEISURE CENTRE

TO LET (Unfurnished)

Probably one of the best located mews properties on this development backing onto and above the River Dane to the rear and only a short walk to all amenities in the town centre and also the award winning Congleton Park.

The end terrace is well maintained and presented having PVCu double glazing and gas fired central heating, and comprises hall, cloakroom W.C., fitted kitchen diner with integrated appliances on the ground floor.

At first floor level the landing allows access to a large lounge with space, if required, for a dining table with views over the River Dane and bedroom 3.

On the second floor, there are two further bedrooms with wardrobes and the master having en suite, and finally is a separate family bathroom.

Completing the accommodation is an integral single garage which could be converted into a further room subject to planning permission.

Externally, the property is situated in an electrically gated complex with external parking space, together with the garage mentioned above.

To the rear with access for the kitchen is a private terraced alfresco area over looking the River Dane.



The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : Composite front door to:

HALL : Radiator. One single power point. BT point. Stairs. Wood effect vinyl flooring. Door to kitchen. Door to:

W.C. : White suite comprising: Low level W.C. and wash hand basin. Radiator. Half tiled walls. Extractor fan. Wood effect vinyl flooring.

KITCHEN/DINER 15' 10" x 9' 6" (4.82m x 2.89m): PVCu double glazing to rear aspect. Rear composite door. Space for dining table. Matching fitted eye level and base units having 1.5 stainless steel single drainer sink unit inset. Range cooker with canopy over, Integrated appliances including dishwasher, fridge freezer and washing machine. Tiled splashbacks. Radiator. 13 Amp power points. Tiled floor. Cupboard housing Potterton gas central heating boiler.

First Floor :

LANDING : PVCu double glazed window to front aspect. Radiator. Stairs to second floor. Door to bedroom 3. Door to:

LOUNGE 15' 8" x 15' 0" (4.77m x 4.57m) max: PVCu double glazed window to rear aspect. Feature fireplace with electric fire inset. Two radiators. 13 Amp power points. BT point. Sky TV point. PVCu double glazed door to Juliette balcony overlooking the River Dane.

BEDROOM 3 FRONT 10' 0" x 8' 7" (3.05m x 2.61m): PVCu double glazed window to front aspect. Radiator. 13 Amp power points.

Second Floor :

LANDING : Access to roof space. 13 Amp power points. Doors to bedrooms and bathroom.



BEDROOM 1 REAR 14' 11" x 10' 10" (4.54m x 3.30m): Two PVCu double glazed windows to rear aspect overlooking the River Dane. Fitted double wardrobes. Two radiators. 13 Amp power points. Door to:

EN SUITE : White suite comprising: Low level W.C., pedestal wash hand basin and shower cubicle. Fully tiled walls. Radiator. Shaver point.

BEDROOM 2 FRONT 9' 1" x 14' 11" (2.77m x 4.54m) max 11'4" min: Two PVCu double glazed windows to front aspect. Fitted wardrobe. Radiator. 13 Amp power points. Door to hot water cylinder cupboard.

:

BATHROOM 6' 10" x 5' 10" (2.08m x 1.78m): PVCu double glazed opaque window to side aspect. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with telephone style shower tap. Half tiled walls. Radiator. Shaver point.

Outside :

FRONT : Enclosed by electric gates opening up to car park area with one space dedicated to this property.

SIDE : Path and steps leading down to lawn area abutting onto the banks of the River Dane.

REAR : Brick and wrought iron wall enclosing alfresco dining patio.

GARAGE 16' 0" x 8' 1" (4.87m x 2.46m): Up and over door. Power and light.

SERVICES : All mains services are connected.

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



LOCAL AUTHORITY: Cheshire East Council

TAX BAND: D

DIRECTIONS: SATNAV: CW12 1GD

