



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).

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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38 Kensington Drive
Congleton, Cheshire CW12 2GF

Monthly Rental Of £1,050
(exclusive) + fees

- MODERN 3 BED MID MEWS HOME
- NEW CARPETS & DECORATION THROUGHOUT
- DRIVEWAY FOR OFF ROAD PARKING
- SMALL CUL DE SAC
- ENCLOSED REAR GARDEN
- LOVELY CANALSIDE WALKS CLOSEBY
- CATHCMENT OF BUGLAWTON & HAVANNAH PRIMARY SCHOOLS
- WALKING DISTANCE OF LOCAL PUB & MORRISONS 'LOCAL'

TO LET (Unfurnished)

****NEW CARPETS AND DECORATION THROUGHOUT****

A MODERN clean lined THREE BEDROOM mid mews home with DRIVEWAY and ENCLOSED gardens. THREE bedrooms, lounge, dining kitchen, cloakroom, bathroom with white suite. Driveway. Enclosed gardens with paved terrace. Fully double glazed and gas central heating.

Through the modern front door is the reception hall with cloakroom off and staircase to the first floor. A door opens into the lounge with French doors opening into the enclosed garden. The kitchen is spacious enough to accommodate a dining table and features modern units, oven, hob and space for other appliances. From the first floor landing are THREE bedrooms and family bathroom with a crisp white suite and electric shower over the bath.

Externally and to the front is a driveway. To the rear are securely enclosed lawned gardens with patio seating area.

Locally, you have it all! Great amenities by way of nearby convenience stores and you're within walking distance to the bustling town centre of Congleton and all of its shops, bars, pubs, restaurants and leisure facilities. A short walk in the opposite direction will find you in abundant countryside via the serene canal towpaths taking



you toward the famous 'Bosley Cloud', and it's within the catchment of reputable primary schools; Buglawton and Havannah and the Eaton Bank Academy secondary school, plus there's even a pleasant public house or two just a gentle stroll away. Access to Macclesfield is quick as it sits on the northern side of Congleton, and the town's railway station is within easy reach, offering regular expresses to London, Stoke and Manchester.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE HALL : Single panel central heating radiator. BT telephone point (subject to BT approval). 13 Amp power points. Stairs to first floor.

CLOAKROOM : PVCu double glazed window to front aspect. White suite comprising: low flush W.C. and corner wash hand basin. Single panel central heating radiator.

DINING KITCHEN 15' 2" x 7' 3" (4.62m x 2.21m): PVCu double glazed window to front aspect. Laminate fronted eye level and base units having roll edge formica preparation surface over and with single drainer sink unit inset. Built-in 4 ring hob with oven below and extractor over. Tiled to splashback areas. Space and plumbing for washing machine. Space for fridge. 13 Amp power points. Central heating controls. Single panel central heating radiator. Cupboard housing Glowworm central heating boiler.

LOUNGE 14' 0" x 11' 4" (4.26m x 3.45m): PVCu double glazed French doors to rear aspect with two matching windows to side. 13 Amp power points. Single panel central heating radiator. Television aerial point.



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

BEDROOM 1 FRONT 12' 0" x 9' 4" (3.65m x 2.84m) to wardrobes: Two PVCu double glazed windows to front aspect. Single panel central heating radiator. Triple built-in wardrobes. 13 Amp power points.

BEDROOM 2 REAR 9' 4" x 7' 4" (2.84m x 2.23m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 7' 6" x 6' 4" (2.28m x 1.93m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 7" x 5' 6" (2.01m x 1.68m): White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with Triton electric shower over. Tiled to splashback areas. Extractor fan. Single panel central heating radiator. Shaver point.

OUTSIDE :

FRONT : Flagged path to front door. Lawned garden.

REAR : Paved patio beyond which are lawned gardens enclosed in timber lagged fencing. Gated access to shared passageway providing access to the 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: C

DIRECTIONS: SATNAV CW12 2GF

