

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

Energy Performance Certificate

25, Manchester Road, CONGLETON, CW12 2HX

Reference number: 8840-7520-7220-0228-0206

Date of assessment: 18 June 2020

Date of certificate: 18 June 2020

Type of assessment: EPC for existing dwelling

Standard floor area: 102.47

Use this document for:

- 1. Comparing energy efficiency of properties to see which properties are more energy efficient
- 2. Comparing energy efficiency of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 2 years:

Over 2 years you could save: £ 3,363

Over 3 years you could save: £ 4,872

Estimated energy costs of each room:

Room	Estimated energy costs	Estimated energy costs	Estimated energy costs
Lighting	£ 2.00 over 2 years	£ 4.00 over 2 years	£ 4.00 over 2 years
Heating	£ 2.00 over 2 years	£ 2.00 over 2 years	£ 2.00 over 2 years
Hot Water	£ 2.00 over 2 years	£ 2.00 over 2 years	£ 2.00 over 2 years
Space	£ 2.00	£ 2.00	£ 2.00

These figures are based on the average household model used in the property for heating, lighting and hot water and are based on energy used by the household. The energy saving can be achieved by:

- 1. Improving energy efficiency of the property
- 2. Improving energy efficiency of the property
- 3. Improving energy efficiency of the property

Energy efficiency rating:

Current	Potential
A	A

The graph shows the current energy efficiency of your home. The higher the rating the lower your bill will be. The potential rating shows the effect of implementing the recommendations in the report. The energy efficiency rating is based on the EPC rating of the property. The EPC rating is based on the energy efficiency of the property. The EPC rating is based on the energy efficiency of the property. The EPC rating is based on the energy efficiency of the property.

The advice you can take to save money and make your home more efficient:

Recommendation	Estimated cost	Typical savings per year
1. Floor insulation (insulated floor)	£400 - £1,200	£ 100
2. Floor insulation (insulated floor)	£400 - £1,200	£ 100
3. Low energy lighting for all fixed outlets	£ 50	£ 50

The page 3 for a full list of recommendations for this property. The page 3 for a full list of recommendations for this property. The page 3 for a full list of recommendations for this property.

Basement

Ground Floor

First Floor

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.

2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

Email: contact@timothyabrown.co.uk

Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a brown

www.timothyabrown.co.uk

25 Manchester Road

Congleton, Cheshire CW12 2HX

Monthly Rental Of £2,000

(exclusive) + fees

- SPACIOUS DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- FOUR/FIVE BEDROOMS
- TWO BATHROOMS
- DOUBLE DRIVEWAY
- LARGE INTEGRAL DOUBLE GARAGE
- POPULAR LOWER HEATH AREA

Timothy a brown

WATCH OUR ONLINE VIDEO TOUR

BEHIND AN UNASSUMING FACADE IS PROPERTY OF IMMENSE PROPORTIONS WITH A LUXURIOUSLY JUST-UPDATED INTERIOR.

****Full PVCu Double glazing and gas central heating**Four/Five Bedrooms**Lounge**Dining Room**Playroom/Office/Bedroom 5**Luxurious breakfast kitchen**Separate cloakroom**First floor**Four bedrooms**Modern family bathroom**Further separate shower room**Enclosed level lawned gardens**Double width driveway**Large integral double garage with electric up and over door****

Manchester Road, Lower Heath is a well established and sought after location, with beautiful Cheshire countryside on its doorstep just off the sought after Giantswood Lane, with the pretty rural village of Hulme Walfield closeby. Westlow Mere is a stones throw from the property, and a pleasant country stroll could easily become part of your daily routine.

Situated in the highly regarded Lower Heath area, with its location also absolutely ideal for walking access to the well regarded 'Eaton Bank Academy' Within its immediate vicinity offers the likes of Congleton Retail Park which includes Tesco and Marks & Spencer Food, with the town centre within easy reach and such is its position to the



north of Congleton allows convenient access to the main Manchester and Macclesfield arterial routes. An internal viewing is considered paramount so call us now to view, before it's too late!

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed front door to:

RECEPTION HALL 12' 7" x 10' 0" (3.83m x 3.05m): Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Oak effect floor. Return staircase to first floor.

CLOAKROOM : PVCu double glazed window to rear aspect. Modern white suite comprising: low level W.C. and pedestal wash hand basin. Single panel central heating radiator. Limestone effect floor.

LOUNGE 16' 2" x 15' 4" (4.92m x 4.67m): PVCu double glazed window to front aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.

DINING ROOM 16' 2" x 13' 10" (4.92m x 4.21m): PVCu double glazed window to rear aspect. Single panel central heating radiator. Coving to ceiling. 13 Amp power points.

STUDY/PLAYROOM/BEDROOM 5 12' 7" x 11' 10" (3.83m x 3.60m): PVCu double glazed window to front aspect. Double panel central heating radiator. Coving to ceiling. Oak effect floor.

BREAKFAST KITCHEN 16' 0" x 10' 0" (4.87m x 3.05m): PVCu double glazed window to rear aspect. Low voltage downlights inset. Modern extensive range of grey oak effect fronted eye level and base units having oak effect preparation surfaces over with black composite one and a half bowl sink inset with chrome mixer tap. Built-in halogen 4 ring electric hob with stainless steel extractor canopy hood over. Integrated dishwasher. Fridge and



freezer. Built-in double electric fan assisted oven and grill. Space and plumbing for washing machine. Single panel central heating radiator. Light grey splashback tiles. Oak effect flooring. 13 Amp power points. PVCu double glazed door to rear.

First floor :

GALLERIED LANDING : Coving to ceiling. Access to roof space. Walk-in linen cupboard.

BEDROOM 1 REAR 14' 8" x 9' 7" (4.47m x 2.92m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Fitted wardrobes to one wall with sliding doors.

BEDROOM 2 REAR 10' 0" x 8' 1" (3.05m x 2.46m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

FAMILY BATHROOM 10' 0" x 8' 7" (3.05m x 2.61m): PVCu double glazed window to rear aspect. Low voltage downlights inset. Modern white suite comprising: low level W.C., ceramic wash hand basin with cupboard beneath and corner panelled bath. Large walk-in shower cubicle with electric shower and glass screen. Centrally heated towel radiator. Grey ceramic wall and floor tiles.

INNER LANDING :

SHOWER ROOM : White suite comprising: low level W.C., pedestal wash hand basin and separate shower cubicle housing electric shower with glass door. Single panel central heating radiator. Grey marbled effect shower boarding to walls. Extractor fan.

BEDROOM 3 REAR 11' 5" x 8' 10" (3.48m x 2.69m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.



BEDROOM 4 SIDE 9' 2" x 8' 10" (2.79m x 2.69m): PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points.

REAR GARDEN : Extending to the rear of the property is a paved patio beyond which are lawned gardens encompassed with timber lapped fencing. Cold water tap. Access to the side leading to the front.

ATTACHED GARAGE 29' 0" x 15' 6" (8.83m x 4.72m) internal measurements: Electrically operated up and over door. Power and light.

FRONT : Tarmacadam driveway for two cars. Return steps leading to the front door.

OUTSIDE :

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: E

DIRECTIONS: SATNAV: CW12 2HX

