

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

Energy performance certificate (EPC)	
3 Falcon Drive CONGLETON CW12 3UJ	Energy rating B Valid until: 8 February 2033 Certificate number: 9137-4232-3000-0951-4206
Property type	Semi-detached house
Total floor area	84 square metres
Rules on letting this property	
Properties can be let if they have an energy rating from A to E.	
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).	
Energy efficiency rating for this property	
This property's current energy rating is B. It has the potential to be A.	The graph shows this property's current and potential energy rating.
See how to improve this property's energy performance.	Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
	For properties in England and Wales: the average energy rating is D the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		96 (A)
81-91	B	84 (B)	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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Timothy a brown



3 Falcon Drive

Congleton, Cheshire CW12 3UJ

Monthly Rental Of £1,350
(exclusive) + fees

- NEWLY BUILT SEDDONS HOME
- THREE BEDROOMS, BATHROOM & EN SUITE
- HIGH SPEC INTERIOR
- GENEROUS SOUTH FACING LAWNED GARDEN
- DOUBLE WIDTH DRIVEWAY
- WALKING DISTANCE OF TOWN CENTRE
- OPEN COUNTRYSIDE ON ITS DOORSTEP

TO LET (Unfurnished)

Falcon Rise in Congleton, is a stunning, semi rural development of highly specified 1,2,3 and 4 bedroom homes. We are proud to present one of the most highly sought after design of properties boasting an excellent and generous plot size, and not forgetting to mention its position on the immediate front facing fringe of this popular development.

The “Bowland" is a practical and well designed, semi-detached home with three bedrooms and DOUBLE WIDTH parking space. Downstairs, the light-filled lounge with large picture window is located at the front of the property. To the back of the property, the kitchen/dining area looks out onto the enclosed lawned fenced garden, with French doors adding to the light and spacious feel of this family room. There is also a useful utility and discreet downstairs WC. On the first floor are three bedrooms, two of which are double bedrooms, including a generous master with luxurious en suite, complete with heated towel rail and rainfall shower. There is a further single bedroom, which is benefited by a compact storage cupboard. Finally, a stylish family bathroom – also with heated towel rail – and an additional handy storage cupboard completes this floor. All bathrooms are fitted with contemporary white sanitaryware by Ideal Standard.

Standard Features Include: Comfort and Security - Gas fired, thermostatically controlled central heating with energy efficient combi boiler. Locking PVCu windows with energy saving glass. Multi point lock to front and rear doors.

Finishing Touches - Contemporary skirting boards and architrave. Flush panel veneered oak effect internal doors. Shower rooms, Ensuites and Cloakrooms - Stylish white sanitary ware. Glazed shower cubicles with thermostatic mains showers with waterfall shower head. Full height

tiling to shower cubicles. Chrome LED downlighters and heated towel rail to all ensuites and shower rooms.

Electrical - TV points to lounge and master bedroom. BT outlet sockets to lounge and master bedroom. Shaver points to shower room and en suite. Super fast BT broadband facility connected. USB charging sockets to kitchen & master bedroom. Chrome effect doorbell and chimes.

External - Black PVCu fascia, and rainwater goods. Garden tap. EV charging unit.

You enter through the front door to the main entrance hall with staircase facing you to the first floor. A separate lounge is found to the front. Spanning to the majority width of the property is the fantastic OPEN PLAN dining kitchen with French doors opening into the rear gardens. To the first floor and from the galleried landing are the THREE BEDROOMS (master with ensuite shower room) and finally is the family bathroom.

Outside and to the front is the DOUBLE WIDTH driveway for two cars. To the rear are the landscaped SOUTHERLY FACING gardens, safely enclosed being mainly laid to lawn with terrace seating area and subtle planting

Congleton boasts excellent transport links to the North West. Falcon Drive is only a 15 minute drive away from junction 17 of the M6 motorway, the North West’s primary arterial route, providing easy access to the surrounding areas, towns and cities. Manchester International Airport is only 17 miles away, and the property also lies within only a 10 minute drive from Holmes Chapel train station which is on the main commuter line between Manchester Piccadilly and Crewe, with Intercity links to London Euston. Congleton offers a blend of cultural and leisure activities

perfectly. It hosts a number of independent and chain shops, as well as regularly scheduled markets and craft fairs. The Daneside Theatre is the local theatre and is part of an active cultural scene. Astbury Mere Country Park is ideal for exploring the local countryside. Combined with the broad range of restaurant and bars it is effortlessly possible to while away the hours and unwind from the working week with family and friends.

The accommodation briefly comprises
(all dimensions are approximate)

FEATURE CANOPY PORCH : High security steel skinned panelled door with double glazed upper panels to:

HALL : Single panel central heating radiator. 13 Amp power points. White oak effect Amtico flooring. Stairs to first floor.

LOUNGE 14' 3" x 13' 9" (4.34m x 4.19m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. Understairs store cupboard.

DINING KITCHEN 13' 5" x 10' 9" (4.09m x 3.27m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern matt wood effect eye level and base units in white, having marble effect preparation surface over with stainless steel single drainer sink unit inset with chrome mixer tap. Built in stainless steel 4 ring gas hob with electric oven/grill below with stainless steel extractor canopy over. Fridge/freezer. Double panel central heating radiator. 13 Amp power points. Oak effect ceramic floor tiles. PVCu double glazed French doors to rear garden.

UTILITY AREA 5' 4" x 4' 0" (1.62m x 1.22m): Marble effect preparation surface with space and plumbing for washing machine. Oak effect ceramic floor tiles.

CLOAKROOM : White suite comprising: low level w.c. with concealed cistern and wall hung wash hand basin. Single panel central heating radiator. Oak effect ceramic floor tiles.

First Floor :

GALLERIED LANDING : Spindled balustrade with oak handle rail. 13 Amp power points. Access to roof space. Airing cupboard housing Ideal logic combi boiler.

BEDROOM 1 FRONT 10' 8" x 9' 8" (3.25m x 2.94m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Oak effect Amtico flooring.

EN SUITE 7' 7" x 4' 6" (2.31m x 1.37m): Low voltage downlighters inset. Extractor fan. Modern white suite comprising: low level w.c. with concealed cistern and wall hand wash hand basin with chrome mixer tap. Large double sized shower cubicle housing a mains fed shower with glass sliding door and grey feature tiles. Oak effect Amtico flooring.

BEDROOM 2 REAR 10' 8" x 10' 0" (3.25m x 3.05m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. Oak effect Amtico flooring.

BEDROOM 3 FRONT 7' 4" x 6' 10" (2.23m x 2.08m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. Overstairs store cupboard. Oak effect Amtico flooring.

BATHROOM 6' 10" x 5' 7" (2.08m x 1.70m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Extractor fan. Modern white suite comprising: low level w.c. with concealed cistern and wall hung wash hand basin. Panelled bath. Grey textured feature tiles to splashbacks. Chrome centrally heated towel radiator. Oak effect Amtico flooring. Shaver point.

Outside :

FRONT : Tandem tarmacadam driveway for two cars. Paved path to front door.

REAR : Southerly facing gardens with extensive paved terrace seating area beyond which are lawned gardens and all encompassed with timber lapped fencing. Cold water tap. Access to the front. Power point. External lighting.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: TBC

DIRECTIONS: SATNAV CW12 3UJ

