

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

English | Deutsch

Energy performance certificate (EPC)

Energy rating	D	Energy class	4	Energy class	4
Property type	Detached house				
Total floor area	100 square metres				

Rules on letting this property

Properties can be let with this energy rating from 1 to G.

Energy rating and score

The property's energy rating is D. The potential is B.

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

The graph shows the property's current and potential energy rating.

Properties are rated from A (best) to G (worst). The better the rating, the lower the energy bills will be.

For properties in England and Wales:

- The average energy rating is D.
- The average energy score is 50.

Breakdown of property's energy performance

Total Area: 124.4 m²

All contents, positioning & measurements are approximate and for display purposes only

Plan produced by Thorin Creed

(not in correct position relative to Ground Floor)

Garage

Conservatory

Lounge

Dining Room

Kitchen

Hall

WC

Boiler Room

Ground Floor

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Landing

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.

Timothy a
brown



2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 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

15 St Peters Road
Congleton, Cheshire CW12 3RE

Monthly Rental Of £1,400
(exclusive) + fees

- MODERN WELL PRESENTED DETACHED FAMILY HOME
- SPACIOUS KITCHEN DINER
- LOUNGE PLUS CONSERVATORY
- FOUR BEDROOMS
- DRIVEWAY & SINGLE GARAGE
- POPULAR AREA WITHIN SMALL CUL-DE-SAC

TO LET (Unfurnished)

A FOUR BEDROOM DETACHED FAMILY HOME POSITIONED WITHIN A SMALL CUL DE SAC WITH TANDEM DRIVEWAY, SINGLE GARAGE AND SAFELY ENCLOSED GARDENS. GAS CENTRAL HEATING AND FULL PVCU DOUBLE GLAZING. EASY WALKING DISTANCE OF TOWN CENTRE AND CLOSE TO CONGLETON RAILWAY STATION.

Reception hall, cloakroom, spacious kitchen/diner. Conservatory and separate lounge. Four bedrooms (the master bedroom with en suite shower room) and family bathroom. Single garage. Driveway for two vehicles. Enclosed lawned gardens.

Ideally located within only a short walk from the town centre shops and restaurants, Congleton Park, the leisure centre and the railway station, which offers connections to national networks and frequent expresses to London and Manchester.

Congleton is dripping with history, the market town dates back as far as the Neolithic Age. In the 1620’s it is believed that Congleton sold its town bible and used the proceeds to purchase a new town bear forever earning it the nickname “Beartown” Located within the heart of the Cheshire countryside you are never far from a picturesque scene fit for a postcard. Congleton boasts excellent transport links to the North West.



No 15 St Peters Road is only a 10 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. Only a 20 minute walk from Congleton train station which is located on the West Coast main line. This benefits from hourly direct services to Manchester city centre within 40 minutes and Stoke on Trent within 15 minutes.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Open storm porch. PVCu double glazed door to:

HALL : Single panel central heating radiator. 13 Amp power points. Oak effect floor.

SEPARATE W.C. : PVCu double glazed window to side aspect. White suite comprising: low level W.C. and pedestal wash hand basin. Chrome centrally heated towel radiator.

BOILER CUPBOARD : PVCu double glazed window to front aspect. Wall mounted Glowworm gas boiler.

LOUNGE 16' 0" x 11' 5" (4.87m x 3.48m): Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Living flame coal effect gas fire set on marble hearth and back with Adams style fire surround. PVCu double glazed sliding door to rear garden.

KITCHEN DINER :

KITCHEN AREA 11' 8" x 10' 4" (3.55m x 3.15m): PVCu double glazed window to front aspect. Beech effect fronted eye level and base units with granite effect roll edge preparation surfaces with stainless steel single drainer sink unit inset. Built-in stainless steel 4-ring gas hob with electric oven/grill below and canopy



extractor hood over. Cupboards housing space and plumbing for washing machine and under counter fridge and freezer. Breakfast bar. PVCu double glazed door to side. Walk through and opening to dining area.

DINING AREA 9' 0" extending downstairs to 11' 9" (2.74m x 3.58m) x 11'0" 3.35m: Double panel central heating radiator. 13 Amp power points. PVCu double glazed french door to:

CONSERVATORY 11' 0" x 10' 0" (3.35m x 3.05m): Brick built base with PVCu double glazed upper panels and triple polycarbonate roof over. Electric heater. Tiled floor. Door to outside.

First Floor :

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

BEDROOM 1 REAR 11' 6" x 10' 4" (3.50m x 3.15m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

EN SUITE 5' 0" x 4' 7" (1.52m x 1.40m): PVCu double glazed window to side aspect. Modern white suite comprising: low level W.C. with concealed cistern, wash hand basin and cupboards beneath. Chrome centrally heated towel radiator. Separate shower cubicle housing a mains fed shower with glass screen. Chrome centrally heated towel radiator. Stone effect wall tiles.

BEDROOM 2 REAR 11' 10" x 8' 5" (3.60m x 2.56m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built-in double wardrobes.

BEDROOM 3 FRONT 9' 1" x 8' 5" (2.77m x 2.56m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Fitted bedroom furniture.

BEDROOM 4 FRONT 9' 5" x 6' 10" (2.87m x 2.08m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.



BATHROOM 6' 4" x 6' 1" (1.93m x 1.85m): Low voltage downlights inset. PVCu double glazed window to front aspect. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with bath mixer and shower attachment. Chrome centrally heated towel radiator.

Outside :

FRONT : Central steps to front door with lawned areas to each side.

REAR : Adjacent to the rear of the property is a paved terrace beyond which are enclosed gardens mainly laid to lawn and shrub borders. To one side is a wide amenity area with space for wheelie bins and gated access to the front. To the other side is gated access to the front.

GARAGE 17' 0" x 8' 6" (5.18m x 2.59m) internal measurements: Up and over door. Power and light. Personal door.

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: D

DIRECTIONS: SATNAV: CW12 3RE

