

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

11, Farnham Drive, Brown Lees, STOKE-ON-TRENT, ST8 6TB

Dwelling type: Semi-detached bungalow

Reference number: 0789-2346-6282-6648-9990

Date of assessment: 08 December 2018

Type of assessment: RdSAP, existing dwelling

Date of certificate: 12 December 2018

Total floor area: 48 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 2,484

Over 3 years you could save

£ 1,005

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 111 over 3 years	
Heating	£ 2,007 over 3 years	£ 1,215 over 3 years	
Hot Water	£ 282 over 3 years	£ 153 over 3 years	
Totals	£ 2,484	£ 1,479	You could save £ 1,005 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(10-91) A

(81-91) B

(61-80) C

(41-60) D

(21-40) E

(1-20) F

0-10 G

Current

Potential

86

56

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 213
2 Cavity wall insulation	£500 - £1,500	£ 236
3 Party wall insulation	£300 - £600	£ 57

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0800 122 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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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11 Farnham Drive
Brown Lees, Staffordshire ST8 6TB

Monthly Rental Of £800
(exclusive) + fees

- SOUGHT-AFTER NON-ESTATE LOCATION IN POPULAR BROWN LEES
- WELL-PRESENTED TWO-BEDROOM BUNGALOW
- MODERN FITTED KITCHEN WITH INTEGRATED OVEN
- BRIGHT LOUNGE WITH FEATURE BOW WINDOW
- VERSATILE CONSERVATORY OVERLOOKING THE GARDEN
- BATHROOM WITH SHOWER OVER BATH
- ENCLOSED REAR GARDEN WITH LAWN & DECKING
- DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING

TO LET (Unfurnished)

Charming Two-Bedroom Bungalow in a Prime Brown Lees Location Set in a highly sought-after and peaceful area of Brown Lees, this semi detached two-bedroom bungalow enjoys a superb non-estate position, perfectly combining convenience and tranquillity.

With some of the area’s most picturesque walks right on your doorstep — including Biddulph Valley Way and the much-loved Knypersley Reservoir — this is an ideal home for those who enjoy nature, fresh air, and a strong sense of community.

Excellent local amenities and reputable schools are also just a short stroll away.

Step inside through the welcoming porch, featuring slate-effect flooring, into the hallway with laminate flooring and recessed downlighting. The fitted kitchen offers a range of beech-effect wall and base units with complementary work surfaces, stainless steel sink, integrated oven, electric hob with extractor, and space for both a washing machine and fridge. The spacious lounge is flooded with natural light from a bow window to the front, complete with a contemporary pebble-effect electric fire — the perfect spot to relax and unwind. Both bedrooms are positioned to the rear, providing peace and privacy. The principal bedroom features built-in wardrobes

and French doors opening into the conservatory, creating a lovely flow of space and light. The conservatory itself is a standout feature — generous in size, versatile, and overlooking the rear garden — making it an ideal second sitting room or dining area. The bathroom is finished with a modern white suite with a mixer shower over the bath.

Outside, the property enjoys ample off-road parking to the front, with lawns and well-stocked borders. To the rear is a delightful garden offering a raised decking for entertaining, and a lawn with flower borders — perfect for enjoying sunny afternoons.

The accommodation briefly comprises
(all dimensions are approximate)

PORCH : PVCu double glazed door to side aspect. 13 Amp power points. Slate effect flooring as laid.

HALL : Single panel central heating radiator. Low voltage downlighters inset. Wood effect laminate flooring. Access to roof space.

KITCHEN 3.02m (9ft 11in) x 2.13m (7ft 0in) : PVCu double glazed window to front aspect. Low voltage downlighters inset. Range of beech effect modern eye level and base units having roll edge formica preparation surfaces over with stainless steel single drainer sink unit. 4-Ring halogen hob with electric oven below and extractor above. Space and plumbing for washing machine and fridge. 13 Amp power points. Tiled to splashbacks.

LOUNGE 4.6m (15ft 1in) x 3.12m (10ft 3in) : PVCu double glazed bow window to front aspect. Contemporary style pebble effect

electric fire. Single panel central heating radiator. 13 Amp power points. Wood effect laminate flooring.

BATHROOM 6' 4" x 5' 7" (1.93m x 1.70m): PVCu double glazed window to side aspect. Low voltage downlighters inset. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath having mixer shower over. Half tiled walls. Single panel central heating radiator. Slate effect tiled floor as laid.

BEDROOM 1 REAR 3.73m (12ft 3in) x 2.77m (9ft 1in) : Double panel central heating radiator. Beech effect built-in bedroom furniture. 13 Amp power points. Wood effect laminate flooring. PVCu double glazed french doors to:

CONSERVATORY 14' 9" x 10' 2" (4.49m x 3.10m): Brick built base having PVCu double glazed panels with triple polycarbonate roof. Television aerial point. PVCu double glazed french doors to garden.

BEDROOM 2 REAR 2.57m (8ft 5in) x 2.11m (6ft 11in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Wood effect laminate flooring as laid.

Outside :

FRONT : Mainly laid to lawn with well stocked borders having driveway providing parking for numerous cars.

REAR : Paved seating area with steps leading up to the lawned garden encompassed with shaped flower borders and attractive raised decking area.

SERVICES : All mains services are connected.

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: B

DIRECTIONS: SATNAV: ST8 6TB

