

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:-

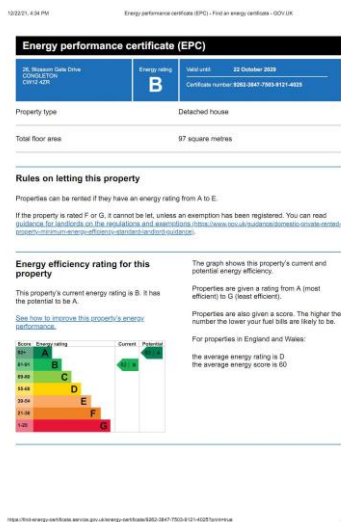
- One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- Owing to recent global insecurities, proof of identity 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).

WE REGRET NO SMOKERS. PETS MAY BE CONSIDERED ON A CASE BY CASE BASIS.

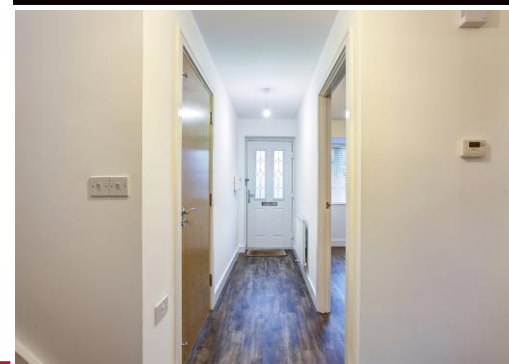
The Department for Communities and Local Government "How to Rent – Checklist for renting in England" which can be downloaded at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf



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.

Timothy a
brown



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26 Blossom Gate Drive

Congleton, Cheshire CW12 4ZR

Monthly Rental Of £1,500

(exclusive) + fees

- RECENTLY CONSTRUCTED DETACHED LUXURIOUS HOME
- STUNNING SEMI RURAL DEVELOPMENT
- SPACIOUS LOUNGE & DINING ROOM
- THREE GOOD SIZED BEDROOMS WITH MASTER HAVING EN SUITE
- INTEGRAL SINGLE GARAGE
- DRIVEWAY FOR TWO CARS
- ENCLOSED REAR GARDEN

Blossom Gate, on Back Lane 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, a detached 3 bedroom luxurious home which we expect a high level of interest in and so you need to act swiftly to capture the house of your dreams!!

This well presented, recently constructed 3 bedroom detached house has an enclosed garden to the rear, parking to the front and integral single garage. In brief, this modern home comprises of a welcoming entrance hall with cloakroom off, spacious lounge, dining room and fully integrated kitchen. To the first floor are three good sized bedrooms, the master having an en suite, and main family bathroom.

Externally to the front is a driveway providing off road parking and integral single garage. The rear is an enclosed garden with lawn and patio area.

Congleton boasts excellent transport links to the North West. Blossom Gate Drive 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. 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.

Situated in the sought after area of West Heath, set on the fringe of Cheshire's countryside, and is excellently sited on the western border within walking distance to excellent schools such as Congleton High School, Black Firs and Quinta Primary Schools as is the West Heath shopping precinct. The local area is particularly renowned for equestrian facilities with Somerford Park just a short distance away.

The area has been further enhanced with the completion of the new Congleton link road which opened in 2021. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE HALL : Modern composite front entrance door. Karndean flooring. Single panel central heating radiator. Stairs to first floor landing. Door to integral garage.

CLOAKROOM : Suite comprising: wall mounted white w.c. with concealed cistern and wall mounted wash hand basin. Single panel central heating radiator. Karndean tiled flooring. PVCu obscured double glazed window to side aspect. Extractor fan.



LOUNGE 15' 9" x 11' 2" (4.80m x 3.40m): PVCu double doors set within a feature bay to the rear aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point. Built in understairs storage cupboard.

KITCHEN 11' 11" x 8' 11" (3.63m x 2.72m): Range of modern wall mounted cupboards and base units with fitted working surfaces over incorporating single drainer stainless steel sink unit with mixer tap. Integrated electric oven with combination grill, four ring gas hob with chimney style stainless steel extractor over. Integrated fridge freezer and dishwasher. LED recessed lighting. PVCu double glazed window overlooking the rear garden. Single panel central heating radiator. Tiled flooring. Side entrance door allowing access to the rear garden.

DINING ROOM 12' 3" x 8' 2" (3.73m x 2.49m) into bay: Walk in bay window to front aspect. Single panel central heating radiator. Karndean flooring. 13 Amp power points.

First Floor :

GALLERIED LANDING : PVCu obscured window to side aspect. Single panel central heating radiator. Access to loft space.

BEDROOM 1 FRONT 12' 0" x 11' 5" (3.65m x 3.48m): PVCu window to front aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval).

EN SUITE SHOWER ROOM 8' 5" x 4' 7" (2.56m x 1.40m): Suite comprising: w.c. with concealed cistern, wash hand basin and modern walk in double shower cubicle with thermostatic control shower and glass shower screen. Chrome centrally heated towel radiator. Tiled splashbacks. Extractor fan. LED recessed lighting. Shaver point.

BEDROOM 2 REAR 12' 2" x 10' 6" (3.71m x 3.20m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 12' 2" x 8' 0" (3.71m x 2.44m): PVCu double glazed window to rear aspect. Single panel central heating radiator. Range of built in wardrobes.



FAMILY BATHROOM 8' 2" x 6' 5" (2.49m x 1.95m): PVCu double glazed obscured window to front aspect. Suite comprising: low level w.c. with chrome inset touch controls, wall mounted wash hand basin and panelled bath. Chrome centrally heated towel radiator. Extractor fan. Tiled to splashbacks. LED recessed lighting to ceiling.

Outside :

FRONT : Double width driveway. Lawned garden.

INTEGRAL GARAGE 16' 10" x 7' 11" (5.13m x 2.41m) **Internal Measurements:** Up and over door. Electric light and power. Eco Vaillant gas central heating boiler.

REAR : Adjacent to the rear of the property is a paved patio beyond which are lawned gardens all encompassed with timber lapped fencing. Cold water tap. Gated access to front via both sides.

SERVICES : All mains services are connected.

VIEWING : Strictly by appointment through sole letting agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: D

DIRECTIONS: From our office proceed along West Street continuing over the roundabout onto West Road. At the next roundabout take the third exit onto Holmes Chapel Road and then first right into Back Lane. Follow the road taking the fourth left into Blossom Gate Drive, at the junction bear left where No.26 will be found on the right hand side.

