

Holding Deposit (per tenancy) – One week's rent

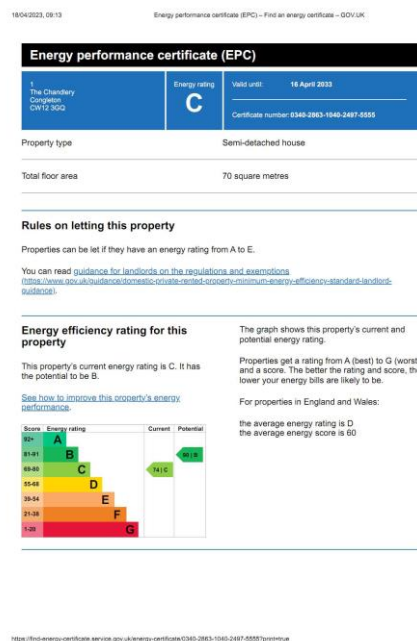
This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) 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



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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1 The Chandlery

Wharf Mill, Congleton, Cheshire CW12 3GQ

Monthly Rental Of £1,100
(exclusive) + fees

- MODERN SEMI DETACHED PROPERTY
- 3 BEDROOMS, 2 BATHROOMS
- LAWNED GARDEN TO FRONT
- REAR PATIO ABUTTING ONTO THE CANAL
- TWO ALLOCATED CAR PARKING SPACES
- CLOSE TO TOWN CENTRE

TO LET (Unfurnished)

A modern attractive three bedroom semi detached house having a rear enclosed patio abutting onto the canal. This home is presented to a very high standard having double glazing and gas central heating.

The accommodation briefly comprises: entrance hall, w.c./cloakroom, lounge/diner and kitchen to the ground floor whilst to the first floor are three bedrooms, the master having an en suite and finally a family bathroom.

To the front there are two dedicated parking spaces with sweeping front lawned area.

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. 1 The Chandlery 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. Only a 15 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.

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. The 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)

Front door to: :

HALL : 13 Amp power points. Laminate flooring. Single panel central heating radiator. Doors to w.c./cloakroom, kitchen and lounge diner. Stairs to first floor. BT telephone point (subject to BT approval).

W.C./CLOAKROOM : Foil window to front aspect. White suite comprising: low level w.c. and pedestal wash hand basin. Tiled splashback. Single panel central heating radiator.



LOUNGE/DINER 4.98m (16ft 4in) x 4.42m (14ft 6in) : French window to rear aspect and separate window to rear aspect. 13 Amp power points. Two central heating radiators. Feature wood effect laminate flooring. Door to under stairs cupboard. BT telephone point (subject to BT approval). Television aerial point.

KITCHEN 2.79m (9ft 2in) x 2.74m (9ft 0in) : Window to front aspect. A range of white high gloss laminate base and eye level units with granite effect roll edge working surfaces inset with one and half single drainer stainless steel sink with mixer tap. Tiled splashbacks. Gas hob with oven below and extractor hood above. Plumbing and space for washing machine. Space for fridge freezer. Cupboard incorporating gas central heating boiler. 13 Amp power points. Central heating programmer.

First floor :

LANDING : Window to side aspect. 13 Amp power points. Door to airing cupboard. Doors to all other principal rooms.

BEDROOM 1 FRONT 3.17m (10ft 5in) x 2.84m (9ft 4in) : Window to front aspect. Television aerial point. 13 Amp power points. Single panel central heating radiator. Double doors to fitted wardrobes. Door to ensuite.

EN SUITE : Window to front aspect. White suite comprising: low level w.c., pedestal was hand basin and shower cubicle. Partly tiled walls. Single panel central heating radiator. Shaver point. Extractor fan.

BEDROOM 2 REAR 2.9m (9ft 6in) x 2.46m (8ft 1in) : Window to rear aspect. 13 Amp power points. Single panel central heating radiator.

BEDROOM 3 REAR 8' 2" x 6' 6" (2.49m x 1.98m): Window to rear aspect. 13 Amp power points. Single panel central heating radiator.

FAMILY BATHROOM : White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with mixer tap.



Partly tiled walls. Shaver point. Extractor fan. Single panel central heating radiator.

Outside :

FRONT : Allocated parking spaces and visitors' parking space. Open plan lawned garden.

REAR : Enclosed flagged courtyard abutting onto the canal.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV: CW12 3GQ

