

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.

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

7 Pine Way
Somerford, Congleton, Cheshire CW12 4ZJ

Monthly Rental Of £1,200
(exclusive) + fees

- RECENTLY CONSTRUCTED 3 BED END MEWS HOME
- MODERN FITTED KITCHEN/DINER
- SEPARATE LOUNGE
- EN SUITE TO BEDROOM 1 & FAMILY BATHROOM
- ENCLOSED SUNNY REAR GARDEN
- DOUBLE WIDTH DRIVEWAY WITH PARKING FOR TWO CARS
- POPULAR SOUGHT AFTER DEVELOPMENT

TO LET (Unfurnished)

A RECENTLY CONSTRUCTED THREE BEDROOM END MEWS HOME.

The property is built to the latest requirements, having gas central heating and double glazing. The internal accommodation comprises: hall, cloakroom, lounge, fitted kitchen/diner with double doors to the rear garden with artificial lawns and raised timber decked terrace which has a sunny aspect.

At first floor level the landing allows access to three bedrooms, the master having an en suite. Completing the accommodation is a family bathroom.

Outside, is a tarmac driveway for two cars and the rear garden enjoys a sunny aspect being fully enclosed.

Congleton boasts excellent transport links to the North West. Black Firs Park 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 Congleton link which 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 : Composite wood grain effect door with double glazed centre panel to:

HALL : Single panel central heating radiator. Stairs to first floor.

SEPARATE W.C. : White suite comprising: Low level W.C. and pedestal wash hand basin. Single panel central heating radiator.

LOUNGE 16' 0" x 11' 10" (4.87m x 3.60m): PVCu double glazed window to front and side aspect. Double panel central heating radiator. 13 Amp power points. TV point.

DINING KITCHEN 15' 2" x 10' 6" (4.62m x 3.20m): PVCu double glazed window to rear aspect. Modern high gloss eye level and base units in white with granite effect preparation surfaces over and stainless steel single drainer sink unit inset. Built in 4 ring gas hob with electric oven/grill below and stainless steel extractor canopy hood over. Integrated dishwasher, fridge & freezer and washing machine. Double panel central heating radiator. 13 Amp power points. PVCu double glazed French doors to rear garden. Under stairs store cupboard. Cupboard housing Logic gas combi central heating boiler.

First Floor :

GALLERIED LANDING : Single panel central heating radiator. 13 Amp power points. Over stairs store cupboard.

BEDROOM 1 FRONT 11' 9" x 8' 6" (3.58m x 2.59m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

EN SUITE 7' 9" x 4' 6" (2.36m x 1.37m): PVCu double glazed window to side aspect. Low level W.C. Pedestal wash hand basin. Separate shower cubicle housing an Triton electric shower. Shaver point. Single panel central heating radiator.

BEDROOM 2 REAR 10' 2" x 8' 7" (3.10m x 2.61m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 8' 9" x 6' 3" (2.66m x 1.90m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 3" x 5' 7" (1.90m x 1.70m): PVCu double glazed window to rear aspect. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath. Tiled to splashbacks. Single panel central heating radiator.

Outside :

SIDE : Designated parking for two cars.

REAR : Enclosed garden with artificial lawn and raised timber decked terrace. Gated access to side.

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 Council

TAX BAND: C

DIRECTIONS: SATNAV CW12 4ZJ

