

Timothy a brown



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

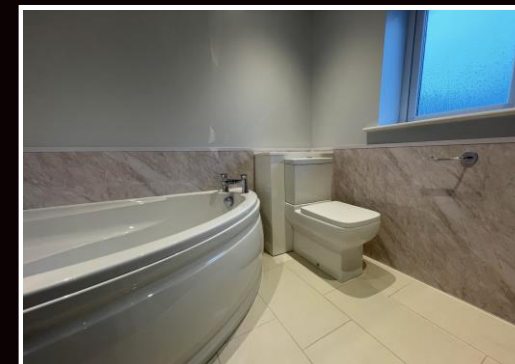
This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee)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



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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Timothy a brown

www.timothyabrown.co.uk

6 Tan House Yard

Off West Street, Congleton, Cheshire
CW12 1JU

Monthly Rental Of £895
(exclusive) + fees

- TWO BEDROOM END MEWS
- HI-SPEC, ENERGY EFFICIENT WITH SOLAR PANELS
- LIVING KITCHEN, 4 PIECE BATHROOM SUITE
- DESIGNATED CAR PARKING SPACE
- SET WITHIN SMALL COURTYARD
- IDEALLY LOCATED FOR CONGLETON TOWN CENTRE

TO LET (Unfurnished)

A STYLISH AND INNOVATIVE TWO-BEDROOM END MEWS HOME IN A PRIVATE COURTYARD SETTING.

Tucked away within a small and exclusive courtyard, this modern two-bedroom end mews perfectly combines modern design, efficiency, and convenience.

With its own private parking space and an enviable town centre location, this home offers the ideal blend of contemporary living and everyday practicality.

Built using current building technologies, this impressive home has been carefully designed for low-energy living. Heating and hot water are powered by a state-of-the-art electric system paired with integrated solar panels, ensuring comfort with minimal running costs. Inside, the accommodation is light-filled and thoughtfully planned.

The open-plan living and kitchen area provides a sociable space for modern living, complemented by a utility store and ground-floor W.C..

Upstairs, there are two well-proportioned bedrooms and a luxurious four-piece bathroom suite, offering style and functionality in equal measure.

Externally, the property enjoys an allocated parking space.

Situated on a private road just off West Street, you're moments away from Congleton's vibrant town centre, with its fantastic mix of cafés, restaurants, pubs, and fitness facilities. This bright, energy-efficient home is perfectly suited to today's modern lifestyle — offering all the benefits of cutting-edge sustainability in a convenient and lively location.

Congleton offers a wide range of everyday amenities including Marks & Spencer Simply Food, Tesco, traditional butchers, florists, and essential services such as doctors, dentists, and pharmacies.

For commuters, the M6 motorway, Manchester Airport, and Congleton railway station — with connections to national rail networks — are all easily accessible.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door.

OPEN PLAN LIVING KITCHEN 18' 0" x 14' 8" (5.48m x 4.47m) max: PVC double glazed external door. The kitchen comprises a gloss ivory suite with brushed chrome style unit handles and a contrasting granite effect work surfaces and up stand splash backs. Built in appliances include: brushed chrome oven; brushed chrome hob; contemporary extractor fan; integrated dishwasher; integrated fridge. Stainless sink and drainer with chrome mono block mixer tap. Recessed ceiling down lighting. Limestone tile effect flooring. Central heating radiator. The living area comprises: PVC double glazed window to the front aspect.

Spindle stairs to the first floor. Oak wood style flooring. Central heating radiator. Access to the utility store room.

UNDERSTAIRS STORAGE / UTILITY 10' 0" x 5' 2" (3.05m x 1.57m) max: Open fronted cabinet with granite effect utility top with space for a washing machine. Modern tiled floor. Extractor fan. Access to the ground floor WC.

CLOAKROOM : Suite comprising: white storage cabinet housing a wide wash basin with polished chrome mono block mixer tap and button flush WC. Modern tiled floor. Central heating radiator.

First Floor :

LANDING : Access to the loft. Access to the bedrooms and bathroom. Feature ceiling mounted sunlight tunnel enabling natural illumination of the landing area.

BEDROOM 1 FRONT 14' 8" x 8' 10" (4.47m x 2.69m): PVC double glazed window to the front aspect. Central heating radiator. Access to overstairs cupboard housing the hot water system

BEDROOM 2 FRONT 10' 5" x 8' 9" (3.17m x 2.66m): PVC double glazed window to the front aspect. Central heating radiator.

BATHROOM : Frosted PVC double glazed window to the rear aspect. Luxury four piece bathroom suite comprising: corner panelled bath with contemporary polished chrome mixer filler tap, button flush WC, modern storage cabinet housing a wash basin with polished chrome mono block mixer tap and separate shower cubicle with quality flush fitted composite tray, glazed door with chrome fixings, thermostatic mixer shower with large over head soaker and separate hand held shower on a riser rail. Polished stone effect wet boards and polished porcelain floor tiles with feature under floor heating. Recessed ceiling down lighting.

SERVICES : Mains electricity, water and drainage are connected.

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

Outside : Communal frontage. Allocated parking.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 1JU

11/021, 2:10 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

6 Ten House Yard CONGLETON CW12 1JU	Energy rating B	Valid until: 1 June 2027 Certificate number: 9428-4044-7316-5323-1984
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Property type: End-terrace house
Total floor area: 59 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>.

Energy efficiency rating for this property
This property's current energy rating is B. It has the potential to be B.
[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.
Properties are given a rating from A (most efficient) to G (least efficient).
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.
For properties in England and Wales:
the average energy rating is D
the average energy score is 50

<https://find-energy-certificates.digital.communities.gov.uk/energy-certificates/9428-4044-7316-5323-1984/printview> 1/5

