**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.

**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 (EPC)

| | | | |
|---|---|---|---|
| Sarnia<br>Somerford Booths<br>CONGLETON<br>CW12 2JN | Energy rating<br>E | Valid until: | 10 April 2036 |
| | | Certificate number: | 0340-2150-4640-2096-8165 |

| | |
|---|---|
| Property type | Detached bungalow |
| Total floor area | 82 square metres |

### Rules on letting this property

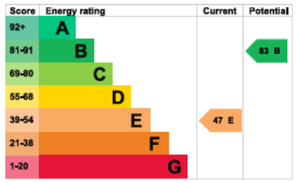
Properties can be let if they have an energy rating from A to E.

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).

### Energy rating and score

This property's energy rating is E. It has the potential to be B.

See how to improve this property's energy efficiency.




The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email:

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 www.timothyabrown.co.uk

Timothy a brown

# Sarnia, Giantswood Lane,

Somerford Booths, Congleton,
Cheshire CW12 2JN

## Monthly Rental Of £1,900

(exclusive) + fees

- CHARMING 3 BEDROOM DETACHED BUNGALOW
- SEMI-RURAL POSITION SURROUNDED BY FARMLAND
- MODERN KITCHEN & SHOWER ROOM
- AMPLE DRIVEWAY & LARGE GARDEN
- DETACHED GARAGE

**Countryside Retreat with Modern Comforts**

Discover this charming detached three-bedroom bungalow nestled in the picturesque village of Hulme Walfield. Enjoy stunning views, modern amenities, and a convenient location near Westlow Mere and the vibrant town of Congleton.

**Key Features:**

- **Recently Updated:** Modern kitchen, shower room, and boiler.
- **Spacious Living:** Three bedrooms, a spacious lounge, and a breakfast kitchen.
- **Outdoor Oasis:** Enjoy a huge rear garden with countryside views.
- **Convenient Location:** A stone's throw from Westlow Mere and a short drive from Congleton town centre and the retail park.
- **Excellent Access:** Easy access to major transportation routes, including the M6 motorway and Manchester Airport.
- **Modern Amenities:** Modern oil fired central heating, majority PVCu double glazing, and a detached garage.
- **Nearby Attractions:** Explore the beautiful countryside and enjoy peaceful walks around Westlow Mere.

Experience the vibrant culture of Congleton, with its shops, restaurants, bars, and theatre. Discover the stunning Astbury Mere Country Park.

This delightful bungalow offers the perfect blend of modern comfort and countryside charm. Don't miss this opportunity to make it your home!

**The accommodation briefly comprises:**
(all dimensions are approximate)

ENTRANCE : Enclosed storm porch. High security steel skinned door with double glazed centre panel.

HALL : Single panel central heating radiator. 13 Amp power points.

LOUNGE 16' 9'' x 11' 10'' (5.10m x 3.60m): Timber framed sealed unit double glazed bay window to front aspect. PVCu double glazed window to side. Coving to ceiling. Two single panel central heating radiators. 13 Amp power points. Feature fireplace (not to be used). Television aerial point.

DINING ROOM / BEDROOM 3 12' 0'' x 11' 10'' (3.65m x 3.60m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

KITCHEN 14' 0'' x 10' 8'' (4.26m x 3.25m): PVCu double glazed window to rear and side aspects. Extensive range of modern eye level and base units in sage green with black marble effect preparation surface over with stainless steel 1.5 bowl single drainer sink unit inset. Built in 4 ring electric hob with electric oven and grill below, and glass and stainless steel extractor canopy hood over, with black glass splashback. Integrated dishwasher. Space for fridge freezer. Single panel central heating radiator. 13 Amp power points. Oak effect floor. Glazed door to side with small vestibule and high security steel skinned double glazed panelled door to outside.

BEDROOM 1 REAR 10' 4'' x 12' 0'' (3.15m x 3.65m): PVCu double glazed window to rear aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Range of built-in wardrobes.

BEDROOM 2 SIDE 11' 11'' x 7' 5'' (3.63m x 2.26m): PVCu double glazed window to side aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.

SHOWER ROOM 8' 4'' x 6' 10'' (2.54m x 2.08m): PVCu double glazed opaque window to rear aspect. Modern white suite comprising: Low level W.C., ceramic wash hand basin with cupboards beneath and large walk in shower cubicle housing a thermostatically controlled mains fed shower. Chrome centrally heated towel radiator. Oak effect floor.

Outside :

FRONT : Through wrought iron double gates the tarmacadam driveway with lawns either side leads to a wide parking area for numerous vehicles. Detached garage with car port to side.

REAR : Indian stone terrace with lawned garden beyond, overlooking adjoining farmland. External oil fired central heating boiler.

DETACHED GARAGE 19' 2'' x 9' 2'' (5.84m x 2.79m) internal measurements: Double opening timber doors. Power and light. Space and plumbing for washing machine.

SERVICES : Mains water and electricity. Oil fired central heating.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: E

DIRECTIONS: SATNAV: CW12 2JN