

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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management
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Timothy a brown

www.timothyabrown.co.uk

8 Dorset Drive

Biddulph, Stoke-On-Trent, Staffordshire ST8 6DG

Monthly Rental Of £975
(exclusive) + fees

- THREE BEDROOM SEMI-DETACHED HOME
- SOUGHT-AFTER HAYDON PARK ESTATE LOCATION
- OPEN GREEN SPACE & WOODED FRONT VIEWS
- SPACIOUS DINING KITCHEN
- MODERN FAMILY BATHROOM
- EXTENSIVE OFF-ROAD PARKING
- LARGE GARAGE / WORKSHOP
- EXCELLENT ACCESS TO AMENITIES & TRANSPORT LINKS

Three Bedroom Semi-Detached Home in prime locality.

Occupying an enviable position on the highly sought-after Haydon Park estate, this attractive three-bedroom semi-detached home enjoys delightful wooded views to the front and is perfectly placed for local amenities, countryside walks, and commuter links.

The accommodation begins with a welcoming entrance hall featuring a useful cloaks cupboard, leading through to a spacious dining kitchen ideal for family living and entertaining. The well-proportioned lounge enjoys pleasant front-facing views over the surrounding greenery, creating a bright and relaxing living space.

To the first floor, the property offers three well-sized bedrooms and a family bathroom fitted with a modern suite.

Externally, the home benefits from extensive off-road parking to the front and side, providing access to a larger-than-average garage/workshop, ideal for storage, hobbies, or further potential.

To the rear is a low-maintenance enclosed garden, perfect for outdoor enjoyment with minimal upkeep.

Ideally Located For Convenience & Connectivity: Biddulph town centre is within easy reach,

offering a wide range of shops, supermarkets including Sainsbury's, plus doctors and dentists. Congleton Railway Station is approximately 2.5 miles away, providing excellent mainline rail connections. Convenient access to the M6 motorway for commuters. The vibrant city of Stoke-on-Trent, with extensive shopping and retail parks, is just 7 miles south.

A fantastic opportunity to acquire a superb family home in a desirable residential location with green open spaces on the doorstep.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door.

ENTRANCE HALL : Stairs allowing access to the first floor landing. Single power point. Telephone point. Walk-in cloaks cupboard. PVCu double glazed window and door to the side elevation allowing access from the drive.

DINING KITCHEN 15' 10" x 11' 0" (4.82m x 3.35m) narrowing to 8' 6" : Selection of fitted eye and base level units. Base units having high gloss work surfaces above with tiled splashbacks and various power points over the work surfaces. Built-in gas 4 ring hob with double Diplomat electric oven below. Stainless steel circulator fan/light above. One and a half bowl sink unit with drainer and mixer tap. Plumbing and space for an automatic washing machine. Space for dryer. Archway leading to a useful walk-in under stairs store area with ceiling light point and space for fridge freezer. Single panel central heating radiator. Coving to ceiling. Inset ceiling lights. Two PVCu double glazed windows to rear. PVCu double glazed door to the rear.

LOUNGE 15' 10" x 9' 10" (4.82m x 2.99m): Living flame gas fire set in an attractive timber surround with marble effect inset and

hearth. Television point. Single panel central heating radiator. 13 Amp power points. Coving to ceiling. PVCu double glazed high level window to front aspect. Large PVCu double glazed bow window to front aspect allowing pleasant views across the wooded area to the front.

First Floor :

GALLERIED LANDING : 13 Amp power points. Store cupboard housing wall mounted Vaillant gas combination central heating boiler. Easy loft access.

BEDROOM 1 FRONT 15' 10" x 9' 10" (4.82m x 2.99m) at widest point, narrowing to 8' 4" approx: Single panel central heating radiator. 13 Amp power points. Quality built-in wardrobes with high gloss sliding fronts. Further over-bed storage cabinets with inset lighting and matching bedside cabinets. Two PVCu double glazed windows to front aspect allowing pleasant views over the wooded area to the front aspect.

BEDROOM 2 REAR 8' 8" x 7' 10" (2.64m x 2.39m): Single panel central heating radiator. 13 Amp power points. Coving to ceiling. PVCu double glazed window towards the rear allowing pleasant views of the rear garden.

BEDROOM 3 REAR 7' 10" x 7' 0" (2.39m x 2.13m): Single panel central heating radiator. 13 Amp power points. Coving to ceiling. PVCu double glazed window to rear aspect.

BATHROOM 6' 0" x 5' 4" (1.83m x 1.62m): PVCu double glazed frosted window to side aspect. Three piece white suite comprising low level W.C. with concealed cistern, wash hand basin set in an attractive vanity unit and panelled bath with bath/shower mixer. Inset LED ceiling lights. Tiled floor and walls. Chrome centrally heated towel radiator.

Outside :

FRONT : The property is approached via a public parking bay and dropped kerb leading to a private extensive block paved driveway allowing ample off road side by side parking. Lawned garden with well kept boundary hedge. Gated access to the side of the property with further off road block paved parking. Easy vehicle access to the larger than average detached garage at the rear.

REAR : Attractive block paving continues to the rear from the front and side. Outside water tap. Security lighting. Steps up to a low maintenance garden laid with artificial grass set behind attractive brick walling. Further space behind the garage. Hardstanding for timber shed.

DETACHED GARAGE 19' 8" x 14' 0" (5.99m x 4.26m) internal measurements: Up and over door to the front aspect. Single opening door allowing easy pedestrian access.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: B

DIRECTIONS: SATNAV: ST8 6DG

Energy Performance Certificate HM Government

8, Dorset Drive, Biddulph, STOKE-ON-TRENT, ST8 6DG

Dwelling type: Semi-detached house Reference number: 9718-3013-7225-7300-1220
 Date of assessment: 19 May 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 19 May 2020 Total floor area: 74 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| Estimated energy costs of dwelling for 3 years: | | £ 2,418 |
|---|--|---------|
| Over 3 years you could save | | £ 513 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|-----------------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 237 over 3 years | £ 177 over 3 years | You could save £ 513 over 3 years |
| Heating | £ 1,890 over 3 years | £ 1,524 over 3 years | |
| Hot Water | £ 291 over 3 years | £ 204 over 3 years | |
| Totals | £ 2,418 | £ 1,905 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|--------------------------------------|-----------------|------------------------------|
| 1 Increase loft insulation to 270 mm | £100 - £350 | £ 93 |
| 2 Party wall insulation | £300 - £600 | £ 81 |
| 3 Floor insulation (solid floor) | £4,000 - £6,000 | £ 123 |

See page 3 for a full list of recommendations for this property.
 To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

