



## 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](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf)

Energy performance certificate (EPC)			
6, Churchill Close CONGLETON CW12 4QU	Energy rating <b>C</b>	Valid until: 27 February 2029	
		Certificate number: 0867-2838-7925-8021-1565	
Property type	Semi-detached house		
Total floor area	83 square metres		
<b>Rules on letting this property</b>			
Properties can be let if they have an energy rating from A to E.			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</a> .			
<b>Energy rating and score</b>			
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.	
See <a href="#">how to improve this property's energy efficiency</a> .		<b>Properties get a rating from A (best) to G (worst) and a score.</b> 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: [contact@timothyabrown.co.uk](mailto: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

6 Churchill Close,  
West Heath, Congleton,  
Cheshire CW12 4QU

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

- SOUGHT-AFTER WEST HEATH LOCATION WITH STRONG LOCAL DEMAND
- THREE WELL-PROPORTIONED BEDROOMS – IDEAL FOR FAMILIES
- SPACIOUS LOUNGE AND MODERN FITTED DINING KITCHEN
- RECENTLY REFITTED, STYLISH FAMILY BATHROOM
- SOUTH-FACING REAR GARDEN – PERFECT FOR OUTDOOR LIVING
- GARAGE AND AMPLE OFF-ROAD PARKING
- WALKING DISTANCE TO HIGHLY REGARDED SCHOOLS AND LOCAL SHOPS
- EXCELLENT COMMUTER LINKS WITH EASY ACCESS TO M6 (J17 & J18)

## TO LET (Unfurnished)

Nestled in the highly sought-after area of West Heath, this well presented three-bedroom semi-detached home is perfect for families and professionals alike. Offering a fantastic balance of comfort, convenience, and location, this property is expected to attract strong interest—early viewing is highly recommended.

Positioned on a popular and well-established estate, the home benefits from excellent local amenities. Highly regarded schools for all ages are just a short walk away, along with the West Heath Shopping Centre, making day-to-day living both easy and convenient. For commuters, the property provides quick and easy access to Junctions 17 and 18 of the M6 motorway.

Inside, the property is well maintained and thoughtfully laid out. The ground floor comprises a welcoming entrance hall, a bright and spacious lounge, and a fitted dining kitchen—ideal for both everyday living and entertaining. Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a stylish family bathroom.

Additional benefits include gas central heating and PVCu double glazing throughout, ensuring comfort and energy efficiency year-round. Externally, the property offers ample off-road parking to the front, while to the rear you'll find a

garage and the south-facing garden—perfect for relaxing or enjoying outdoor dining in the warmer months.

This is a fantastic opportunity to rent a well-located, move-in-ready home in a desirable area—don't miss out.

### The accommodation briefly comprises:

(all dimensions are approximate)

**ENTRANCE** : Composite front door to:

**HALL** : Stairs to first floor. Single panel central heating radiator. Door to kitchen and lounge.

**LOUNGE** 13' 7" x 11' 11" (4.14m x 3.63m) max: PVCu double glazed window. Coving to ceiling. Feature fireplace. 13 Amp power points. Television aerial point. Single panel central heating radiator.

**DINING KITCHEN** 18' 1" x 9' 11" (5.51m x 3.02m): Two PVCu double glazed windows. PVCu double glazed door to rear. Timber effect base and eye level units with granite effect working surfaces. Tiled to splashbacks. Gas hob with oven below and extractor over. Washing machine and fridge. Space for dining table. Single panel central heating radiator.

**First Floor** :

**LANDING** : PVCu double glazed window to side aspect. Access to roof space. One single power point. Door to storage cupboard.

**BEDROOM 1 FRONT** 13' 3" x 10' 0" (4.04m x 3.05m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 REAR** 10' 0" x 8' 5" (3.05m x 2.56m) plus wardrobe space: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Full length fitted wardrobes.

**BEDROOM 3 FRONT** 8' 10" max 6ft 7in min x 8' 0" (2.69m x 2.44m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Fitted cupboard.

**BATHROOM** 8' 0" x 5' 6" (2.44m x 1.68m): Opaque PVCu double glazed window. White modern suite comprising: w.c. set in vanity unit with cupboards, wash hand basin and panelled bath with shower and screen over. Shaver point. Double panel central heating radiator. Fully tiled walls.

**Outside** :

**FRONT** : Laid to brick block providing off road parking. Extending to the side is the garage having two sets of gates.

**GARAGE** 17' 9" x 9' 8" (5.41m x 2.94m) **Internal Measurements**: Up and over door. Rear pedestrian door. Side windows. Power and light.

**REAR** : Enclosed having patio area leading onto lawn with timber decking area. Shed at the bottom of the garden.

**SERVICES** : All mains services are connected (although not tested).

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

**LOCAL AUTHORITY**: Cheshire East

**TAX BAND**: B

**DIRECTIONS**: SATNAV CW12 4QU

