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

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









79 Edinburgh Road

Congleton, Cheshire CW12 3EN

Monthly Rental Of £1,100

(exclusive) + fees

- TASTEFULLY UPDATED END OF TERRACE
- THREE WELL PROPORTIONED BEDROOMS
- SPACIOUS LOUNGE
- MODERN BREAKFAST KITCHEN
- STYLISH FAMILY BATHROOM
- GENEROUS DRIVEWAY AND DETACHED GARAGE
- PLEASANT LAWNED GARDENS WITH INDIAN STONE PAVED TERRACE
- CONVENIENT FOR CONGLETON PARK, BIDDULPH VALLEY WALKWAY & TOWN CENTRE

Updated end of terrace with generous gardens, detached garage and ample driveway.

Key Features:

Tastefully updated interior

Three bedrooms

Modern bathroom

Spacious lounge and modern fitted breakfast kitchen

Generous driveway, detached garage, and rear gardens

Prime location near Congleton Park and Biddulph Valley walkway.

This charming semi-detached home offers a modern and comfortable lifestyle. The interior has been tastefully updated, featuring three bedrooms, a modern bathroom, a spacious lounge, and modern fitted breakfast kitchen.

Outside, the property boasts a generous driveway leading to a detached garage and pleasant gardens.

Enjoy the Best of Congleton Living:

Located on the fringe of the development, this property offers easy access to local amenities, schools, and the town centre of Congleton. The nearby Congleton Park and Biddulph Valley walkway provide beautiful outdoor spaces for recreational activities.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed front door

VESTIBULE : Stairs to first floor. Large opening to Dining Kitchen.

LOUNGE 17' 5'' x 10' 10'' (5.30m x 3.30m): PVCu double glazed bow window to front aspect. Coving to ceiling. 13 Amp power points. Two double panel central heating radiators. Feature arched brick fireplace with electric stove inset. PVCu double glazed French doors to rear garden.

DINING KITCHEN 17' 4'' x 13' 2'' (5.28m x 4.01m): PVCu double glazed window to front and rear aspects. Coving to ceiling. Extensive range of hi gloss eye level and base units in coffee colour with natural oak preparation surfaces over with stainless steel 1.5 sink unit inset. Built in double electric oven and grill. Built in 4 ring halogen hob with stainless steel extractor canopy over. Integrated dishwasher. Space and plumbing for washing machine. Cupboard housing Main combi gas boiler. Wall mounted contemporary style radiator. Under stairs storage. PVCu double glazed door to outside rear.

First Floor :

LANDING : PVCu double glazed window to rear aspect. Single panel central heating radiator.

BEDROOM 1 FRONT 11' 4'' x 10' 0'' (3.45m x 3.05m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Fitted double wardrobe.

BEDROOM 2 FRONT 11' 0'' x 9' 4'' (3.35m x 2.84m) to alcove: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 8' 0'' x 7' 8'' (2.44m x 2.34m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM : Two PVCu double glazed windows to rear aspect. Modern white suite comprising: Low level W.C., ceramic wash hand basin with drawers beneath, panelled bath with thermostatically controlled mains fed shower and shower screen. Chrome centrally heated towel radiator.

Outside :

FRONT : Double farmhouse style gates to extensive slate chipping laid driveway for numerous cars with driveway continuing to the side, to the garage.

REAR : Extending from the rea of the property is a raised Indian stone paved terrace with steps down to the lawned garden with raised flower borders.

GARAGE 22' 11'' x 11' 7'' (6.98m x 3.53m) internal measurements: Timber double doors. Power and light. Personal door.

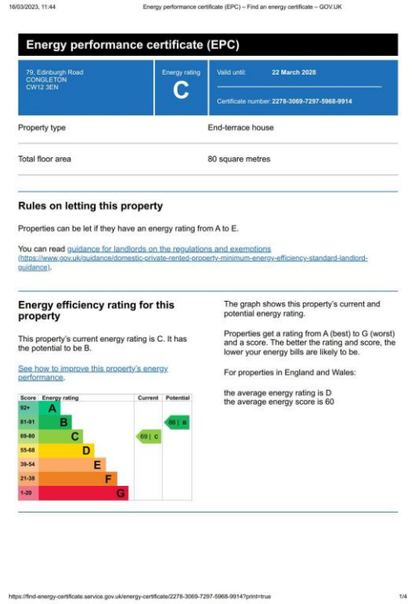
SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV CW12 3EN



16/03/2023, 11:44 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

79, Edinburgh Road
CONGLETON
CW12 3EN

Energy rating: C

Valid until: 22 March 2028

Certificate number: 2278-3069-7297-5968-9914

Property type	End-terrace house
Total floor area	80 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 efficiency rating for this property

This property's current energy rating is C. 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 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

https://find-energy-certificate.service.gov.uk/energy-certificate/2278-3069-7297-5968-9914?print=true 1/4







