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

Energy performance certificate (EPC)

14, Pulford Road Arclid SANDBACH CW11 2AF	Energy rating **B**	Valid until:	**16 August 2027**
		Certificate number:	**8103-7538-5340-4333-1992**

Property type	Detached house
Total floor area	112 square metres

Rules on letting this property

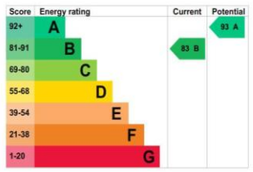
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

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.

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Timothy a brown

www.timothyabrown.co.uk

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14 Pulford Road,

Arclid, Sandbach,
Cheshire CW11 2AF

Monthly Rental Of £1,700

(exclusive) + fees

- SOUGHT-AFTER BRERETON GRANGE DEVELOPMENT
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- BRIGHT DUAL-ASPECT LOUNGE WITH FEATURE GAS FIRE
- MODERN BREAKFAST KITCHEN WITH INTEGRATED NEFF & BOSCH APPLIANCES
- PRINCIPAL BEDROOM WITH FITTED WARDROBES & EN-SUITE
- DRIVEWAY PARKING, SINGLE GARAGE WITH POWER & LIGHTING
- ENCLOSED REAR GARDEN WITH PAVED TERRACE & LAWN
- EXCELLENT ACCESS TO SANDBACH, M6 JUNCTION 17, RAIL LINKS, & HIGHLY REGARDED SCHOOLS

A beautifully presented four-bedroom family home on the sought-after Brereton Grange development, Arclid

Located on the highly desirable Brereton Grange development in the popular village of Arclid, this fantastic four-bedroom home is presented to a high standard and offers generous, well-planned accommodation ideal for modern family living.

The welcoming entrance hall, finished with stylish stone-effect tiled flooring, leads to a ground-floor guest cloakroom and staircase to the first floor. The spacious dual-aspect lounge is filled with natural light and features a living-flame coal-effect gas fire set on a stone hearth, flowing through a wide opening into the adjoining dining room—perfect for entertaining or relaxed family meals.

The heart of the home is the impressive breakfast kitchen, fitted with contemporary grey units and quality integrated appliances including NEFF double ovens, NEFF gas hob, Bosch dishwasher, and an integrated fridge. French doors opening directly onto the rear garden create a bright and sociable space. A deep understairs cupboard and a separate utility room with side access add excellent practicality.

To the first floor, the principal bedroom enjoys fitted double wardrobes, additional storage, and a modern en-suite shower room. Three further well-proportioned bedrooms provide flexibility for family use, guests, or home working, all served by a well-appointed family bathroom.

Externally, the property continues to impress with driveway parking for two vehicles, a single garage with power and lighting, and an enclosed rear garden featuring a full-width paved terrace, lawn, timber fencing, gated side access, external lighting, and cold water tap—ideal for outdoor entertaining or family enjoyment.

Perfectly positioned for both village life and commuting, the property lies close to the thriving South Cheshire market town of Sandbach, renowned for its historic landmarks, cobbled square, and excellent range of independent shops, cafés, restaurants, and amenities including Waitrose. The town hosts a traditional Thursday market and a popular monthly Farmers' Market, adding to its strong community feel.

Commuters are exceptionally well served, with easy access to the M6 (Junction 17), Sandbach railway station offering regular services, and Crewe mainline station providing fast links to London in approximately two hours. Manchester International Airport is also within around a 40-minute drive. The area is particularly popular with families thanks to highly regarded local schools.

A superb home combining quality, space, and an enviable location—early viewing is highly recommended.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite panelled and double glazed door to:

HALL : Single panel central heating radiator. Matt finished stone effect floor tiles. 13 Amp power points. Stairs to first floor.

GUEST CLOAKROOM : PVCu double glazed window to front aspect. White suite comprising: Low level W.C. and pedestal wash hand basin. Single panel central heating radiator. Matt finished stone effect floor tiles.

LOUNGE 15' 10'' x 11' 3'' (4.82m x 3.43m): Dual aspect PVCu double glazed windows. Two single panel central heating radiators. 13 Amp power points. Living flame coal effect gas fire set on stone hearth and surround. Large squared off opening to:

DINING ROOM 9' 1'' x 9' 0'' (2.77m x 2.74m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BREAKFAST KITCHEN 14' 8'' x 10' 9'' (4.47m x 3.27m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern eye level and base units with grey patterned preparation surfaces over with stainless steel single drainer sink unit inset. Built in NEFF 4-ring gas hob with matching extractor hood over. Built in NEFF double electric fan assisted oven and grill. Integrated Bosch dishwasher. Integrated fridge. Single panel central heating radiator. 13 Amp power points. Matt finished stone effect tiled floor. Deep understairs store cupboard. PVCu double glazed French doors to rear garden.

UTILITY 5' 8'' x 5' 8'' (1.73m x 1.73m): Wall and base units with preparation surfaces over with stainless steel single drainer sink unit inset. Space and plumbing for washing machine. Cupboard housing Potterton gas central heating boiler. 13 Amp power points. Matt finished stone effect tiled floor. Door to side.

First Floor :

LANDING : 13 Amp power points. Access to roof space.

BEDROOM 1 FRONT 12' 7'' x 11' 6'' (3.83m x 3.50m) into wardobes plus door recess: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Two double fitted wardrobes. Store cupboard.

EN-SUITE 8' 0'' x 4' 3'' (2.44m x 1.29m): PVCu double glazed window to side aspect. White suite comprising: Low level W.C., pedestal wash hand basin and shower enclosure with bifold door housing a mains fed thermostatically controlled shower. Tiled to splashbacks. Chrome centrally heated towel radiator.

BEDROOM 2 FRONT 12' 7'' x 9' 5'' (3.83m x 2.87m) extending to 12' 6" into wardrobe recess: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 amp power points. Airing cupboard housing pressurised hot water cylinder.

BEDROOM 3 REAR 9' 4'' x 8' 0'' (2.84m x 2.44m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 REAR 9' 1'' x 8' 6'' (2.77m x 2.59m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 2'' x 6' 0'' (2.18m x 1.83m): PVCu double glazed window to rear aspect. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with mains fed shower over. Chrome centrally heated towel radiator. Tiled to splashbacks.

Outside :

SINGLE GARAGE 17' 0'' x 8' 0'' (5.19m x 2.43m) internal measurements: Up and over door. Power and light.

FRONT : Open lawn. Driveway parking for two cars.

REAR : Adjacent to the rear of the property is a full width and deep paved terrace with lawn beyond all encompassed with timber fencing. Gated access to side leading to the front. Cold water tap. External light.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: E

DIRECTIONS: SATNAV CW11 2AF