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)

26, Sandringham Road CONGLETON CW12 2GD	Energy rating **C**	Valid until:	**31 August 2028**
		Certificate number:	**0358-2809-6684-9878-5615**

Property type	Mid-terrace house
Total floor area	66 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 C. 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
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Valuers & Estate Agents, Surveyors, Residential & Commercial Management
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BRITISH PROPERTY AWARDS 2024 - 2025 GOLD WINNER LETTING AGENT IN CONGLETON

BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN CONGLETON









26 Sandringham Road,

Congleton, Cheshire CW12 2GD

Monthly Rental Of £1,100

(exclusive) + fees

- STYLISH 3 BEDROOM MEWS WITH DRIVEWAY & GARDEN
- BRIGHT & AIRY RECEPTION HALL & CLOAKROOM
- COMFORTABLE LOUNGE WITH FRENCH DOORS TO GARDEN
- SPACIOUS DINING KITCHEN
- THREE WELL PROPORTIONED BEDROOMS
- FAMILY BATHROOM WITH ELECTRIC SHOWER

Contemporary Congleton Living: Stylish Three-Bedroom Mews with Driveway and Garden

This sleek, modern three-bedroom mews home offers a perfect blend of stylish living and exceptional convenience, nestled within a sought-after Congleton location. Boasting a private driveway and enclosed gardens, this property is designed for easy living.

Step inside to discover a bright and airy reception hall (with a convenient cloakroom) that leads to a comfortable lounge, featuring French doors that open onto the private, securely enclosed gardens. The spacious dining kitchen is a highlight, offering modern units, sleek granite-effect work surfaces, and ample space for dining.

The first floor comprises three well-proportioned bedrooms and a family bathroom, complete with a crisp white suite and an electric shower over the bath.

Externally, the property benefits from a private driveway to the front, providing off-road parking. To the rear, the enclosed gardens offer a tranquil retreat, with a paved terrace perfect for outdoor relaxation.

This home's location is truly unbeatable. Enjoy the convenience of nearby shops and the vibrant atmosphere of Congleton town centre, with its array of shops, bars, pubs, restaurants, and leisure facilities, all within easy walking distance. For outdoor enthusiasts, a short stroll in the opposite direction leads to the serene canal towpaths and stunning countryside, including views of the iconic 'Bosley Cloud'. The property also falls within the catchment area of reputable primary schools (Buglawton and Havannah) and Eaton Bank Academy secondary school. A pleasant local pub is also just a short walk away. Congleton's excellent transport links provide easy access to Macclesfield and the town's railway station, offering regular express services to London, Stoke, and Manchester.

This modern mews home offers a fantastic opportunity to embrace a stylish and convenient lifestyle in a thriving Congleton location.

The accommodation briefly comprises:
(all dimensions are approximate)

PVCu double glazed door to: :

ENTRANCE HALL : Stairs to first floor. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval).

W.C. : PVCu double glazed window to front aspect. Suite comprising: w.c. and hand wash basin. Single panel central heating radiator.

DINING KITCHEN 15' 4'' x 7' 7'' (4.680m x 2.324m): PVCu double glazed window to front aspect. Range of grey oak effect base and wall mounted units with grey granite preparation surfaces over. Integrated oven and 4 ring gas hob. Sink and drainer unit. Space and plumbing for washing machine. Space for fridge freezer. Single panel central heating radiator. 13 Amp power points.

LOUNGE 13' 9'' x 11' 5'' (4.19m x 3.48m): PVCu double glazed window with double doors opening onto the rear garden. Single panel central heating radiator. Fireplace with decorative surround (gas fire capped off - NOT FOR USE). 13 Amp power points.

First Floor :

LANDING : Airing cupboard with lagged hot water cylinder. Loft access hatch.

BEDROOM 1 FRONT 12' 0'' x 9' 5'' (3.65m x 2.87m): Two PVCu double glazed windows to front aspect. Built-in triple wardrobe. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 9' 6'' x 7' 2'' (2.89m x 2.18m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 7' 5'' x 6' 5'' (2.268m x 1.947m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM : Suite comprising: low level w.c., pedestal wash hand basin and panelled bath with Triton electric shower over and glass shower screen. Single panel central heating radiator. Extractor fan.

Outside :

FRONT : Tarmacadam driveway for one car.

REAR : Paved patio. Lawned garden. Side guinnel leading behind adjacent properties and onto side road.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 2GD





