

Holding Deposit (per tenancy) – One week’s rent

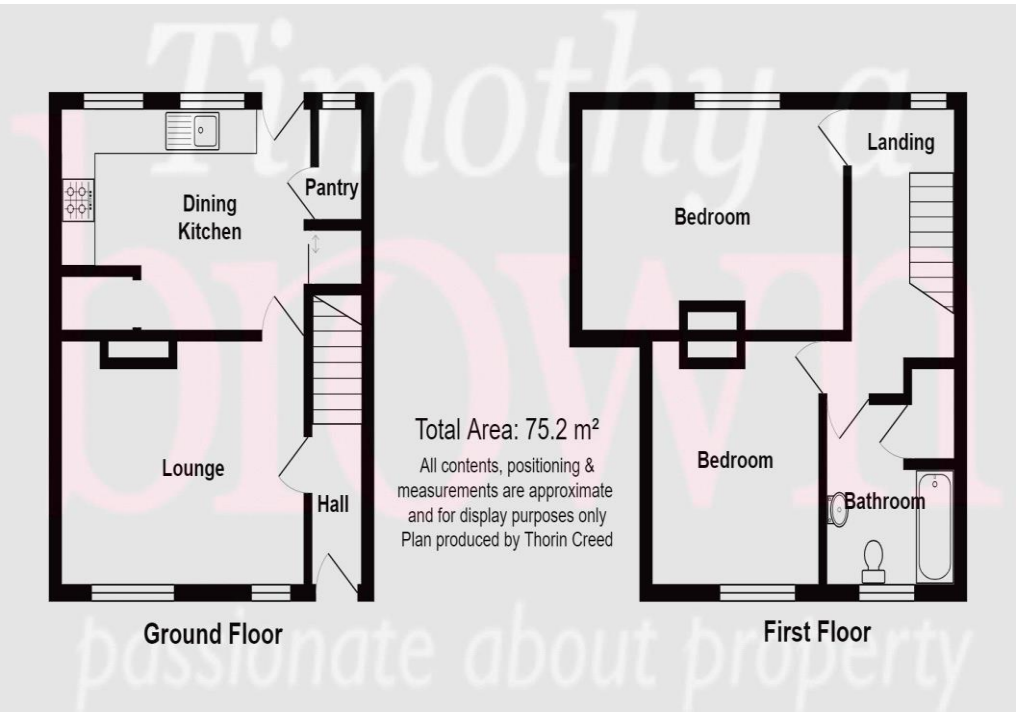
This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) 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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15 Vaudrey Crescent
Congleton, Cheshire CW12 3HL

Monthly Rental Of £850
(exclusive) + fees

- TWO GENEROUS DOUBLE BEDROOMS
- SPACIOUS MATURE MID-TERRACE HOME
- IMPRESSIVE OPEN-PLAN KITCHEN & DINING ROOM
- COMFORTABLE SEPARATE FRONT LOUNGE
- GENEROUS SOUTH-FACING PAVED REAR GARDEN
- CLOSE TO CONGLETON PARK & BIDDULPH VALLEY WAY
- CONVENIENT FOR LOCAL SCHOOLS, AMENITIES & TOWN CENTRE
- EARLY VIEWING HIGHLY RECOMMENDED

TO LET (Unfurnished)

A SPACIOUS TWO DOUBLE BEDROOM MATURE TERRACE WITH A GENEROUS SOUTH FACING REAR GARDEN, IDEALLY POSITIONED CLOSE TO CONGLETON PARK, THE BIDDULPH VALLEY WAY AND THE TOWN CENTRE.

Offering well-proportioned accommodation, an excellent size garden and a convenient location, this attractive mature mid-terrace provides a superb opportunity for those seeking an affordable and comfortable home within easy reach of Congleton’s many amenities.

Set back behind a mature front garden, the property occupies a pleasant position, with Congleton Park and the popular Biddulph Valley Way close at hand – perfect for those who enjoy walking, cycling and the outdoors. Local schools, shops and everyday amenities are also readily accessible, whilst Congleton town centre is within convenient reach.

Internally, the accommodation is surprisingly spacious and begins with a welcoming entrance hall leading through to a comfortable front lounge.

To the rear is a particularly impressive open-plan kitchen, providing plenty of space for a dining table and creating a sociable setting for everyday living and entertaining.



To the first floor, a generous landing provides access to two well-proportioned double bedrooms together with the family bathroom.

A particular highlight of the property is the sizeable south-facing rear garden. Predominantly paved for ease of maintenance, it provides an excellent outdoor space for seating, entertaining and enjoying the sunshine throughout the warmer months.

With its combination of spacious accommodation, two genuine double bedrooms, excellent outdoor space and convenient location, this appealing home is sure to attract strong interest and early viewing is highly recommended.

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed panelled door. Single panel central heating radiator. Stairs to first floor.

LOUNGE 14' 7" x 10' 10" (4.44m x 3.30m): Two PVCu double glazed windows to front aspect. Wall mounted Dimplex electric log effect fire. Single panel central heating radiator. 13 amp power points.

DINING KITCHEN 14' 10" x 9' 10" (4.52m x 2.99m): Two PVCu double glazed windows to rear aspect. Range of beech effect fronted eye level and base units having roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset. Built in four ring gas hob with electric oven/grill below and with matching extractor hood over. Space for fridge. Space and plumbing for washing machine. Single panel central heating radiator. Wall mounted Baxi combi boiler. Deep recessed pantry.



Understairs store cupboard. Deep recessed store cupboard. 13 amp power points. PVCu glazed door to rear garden.

GALLERIED LANDING : PVCu double glazed window to rear aspect. Single panel central heating radiator. Access to roof space.

BEDROOM 1 REAR 15' 8" x 8' 6" (4.77m x 2.59m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 FRONT 10' 0" x 9' 4" (3.05m x 2.84m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 8' 1" x 7' 7" (2.46m x 2.31m): PVCu double glazed window to front aspect. White suite comprising low level wc. Pedestal wash hand basin. Panelled bath with Gainsborough mains fed shower over. Mosaic effect tiles to splashbacks. Chrome central heated towel radiator. Linen Cupboard.

OUTSIDE FRONT : Lawned garden with mature hedgrow. Path to front door.

OUTSIDE REAR : Good sized fully paved rear garden. Outside storage shed. Communal passageway to front.

SERVICES : All mains services are connected.

VIEWING : Strictly by appointment by the sole managing and letting agents **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: A

DIRECTIONS: SATNAV: CW12 3HL



Address: 15 VAUDREY CRESCENT, CONGLETON, CONGLETON, CW...
RRN:

