

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) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

1 HOWEY HILL
CONGLETON
CW12 4AF

Energy rating
E

Valid until: 21 March 2031
Certificate number: 5219-1029-4002-0021-1896

Property type

Semi-detached house

Total floor area

115 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-energy-efficiency-standard-landlord-guidance\)](#)

Energy rating and score

This property's energy rating is E. It has the potential to be C.
[See how to improve this property's energy efficiency](#)

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
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1 Howey Hill
Congleton, Cheshire CW12 4AF

Monthly Rental Of £1,500
(exclusive) + fees

- CHARACTERFUL FOUR-BEDROOM PERIOD HOME
- STUNNING ORIGINAL FEATURES THROUGHOUT
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS
- STYLISH FITTED KITCHEN AND UTILITY ROOM
- ENCLOSED COURTYARD GARDEN
- TOWN CENTRE LOCATION
- COUNTRYSIDE WALKS NEARBY
- EARLY VIEWING RECOMMENDED

TO LET (Unfurnished)

Occupying a distinctive position, 1 Howey Hill is an impressive and characterful four-bedroom period home, offering generously proportioned and highly versatile accommodation complemented by a wealth of attractive original and period-style features.

The property successfully combines the charm and proportions of a traditional home with a number of contemporary improvements.

Features of particular note include Minton tiled flooring, natural oak floors, high ceilings with coving and picture rails, feature fireplaces and Georgian-style windows, all contributing to the property's considerable character.

On entering, the welcoming hallway immediately sets the tone, with its Minton tiled entrance and oak flooring. The spacious lounge is a particularly appealing reception room, featuring a timber-framed bay window with French doors, dual-aspect windows and an attractive open coal fireplace with marble hearth and surround. The separate dining room provides another excellent reception space and retains further period detailing, whilst also giving access to the basement.

At the heart of the home is a stylish contemporary kitchen, fitted with an extensive range of “Dove Grey” units complemented by natural oak preparation surfaces and slate tiled flooring. Integrated appliances include a five-ring gas hob with extractor, two built-in ovens, dishwasher and fridge. A useful adjoining utility room provides additional storage and appliance space, together with an integrated fridge freezer and Vaillant combination boiler.

The ground floor accommodation offers considerable flexibility, with basement Bedroom Four incorporating fitted wardrobes and being equally suitable as a home office, snug or additional reception room. There is also a guest cloakroom, useful store room and rear porch. To the



first floor are three generously proportioned bedrooms. The principal bedroom is particularly impressive, enjoying a dual aspect together with a feature fireplace, period-style radiator and built-in wardrobe. Bedrooms two and three provide further well-proportioned accommodation.

Completing the first floor is a spacious shower room, fitted with a white suite including a large walk-in shower with thermostatically controlled mains-fed shower, together with tiled flooring and a heated towel radiator.

Externally, the property enjoys an attractive and low-maintenance enclosed courtyard garden, laid with Indian stone and enclosed by brick walling, with sturdy oak entrance gates, a useful store area and outside water supply. Driveway parking for one car.

Perfectly positioned within easy walking distance of Congleton town centre, the property benefits from an exceptional range of amenities quite literally on the doorstep, including independent shops, bakeries, convenience stores, cafés, barbers and an eclectic selection of restaurants and traditional hostleries.

For those who enjoy the outdoors, beautiful countryside walks can be found just moments away at the end of Howey Hill, providing ready access to some of Cheshire's most picturesque rural scenery – an enviable combination of town-centre convenience and countryside living.

A substantial and individual period residence offering spacious and flexible four-bedroom accommodation, retaining an abundance of character whilst incorporating stylish modern appointments.

Early viewing is highly recommended to fully appreciate the space, charm and versatility this delightful Congleton home has to offer.



The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Panelled front door with glazed upper light.

HALL : Minton tiled floor to entrance area. Oak floor with stairs to first floor.

LOUNGE 15' 7" x 13' 10" (4.75m x 4.21m) to bay: Timber framed bay window to front aspect with French doors. Georgian style window to side aspect. Coving to ceiling. Picture rail. Open coal fireplace with marble hearth and surround. Double panel central heating radiator. Natural oak floor.

DINING ROOM 13' 9" x 13' 6" (4.19m x 4.11m): Georgian style sealed unit double glazed window to front aspect. Coving to ceiling. Double panel central heating radiator. Natural oak floor. Door with stairs. Door to basement.

BEDROOM 4 SIDE 13' 1" x 10' 2" (3.98m x 3.10m) to wardrobe: PVCu double glazed window to side aspect. Range of fitted wardrobes. Single panel central heating radiator.

KITCHEN 13' 7" x 9' 1" (4.14m x 2.77m): Georgian style window to front aspect. Contemporary eye level and base units in Dove Grey having natural oak preparation surfaces with built-in stainless steel 5-ring gas hob and extractor hood over. Two built-in ovens. Integrated dishwasher and fridge. Slate splashback tiling. Contemporary style wall mounted radiator. Slate floor tiles.

UTILITY 6' 0" x 5' 9" (1.83m x 1.75m): PVCu double glazed window to side aspect. Contemporary style eye level and base units with natural oak preparation surface. Space and plumbing for washing machine. Integrated fridge freezer. Wall mounted Vaillant combi boiler. Slate floor tiling.

REAR PORCH : PVCu double glazed door to outside.

GUEST W.C. : PVCu double glazed window to rear aspect. Low level W.C. and wash hand basin set in granite unit with cupboard below. Contemporary towel radiator.

STORE ROOM 7' 0" x 4' 0" (2.13m x 1.22m): PVCu double glazed window to front aspect. Single panel central heating radiator. Slab floor tiles.



FIRST FLOOR :

LANDING : Single panel central heating radiator. Picture rail.

BEDROOM 1 FRONT 13' 10" x 13' 10" (4.21m x 4.21m): Georgian style sealed unit double glazed window to dual aspect. Coving to ceiling. Period style radiator. Feature fireplace. Built-in wardrobe. Walnut effect floor.

BEDROOM 2 FRONT 13' 9" x 10' 10" (4.19m x 3.30m): Georgian style sealed unit double glazed window to front aspect. Double panel central heating radiator. Picture rail. Oak effect floor.

BEDROOM 3 FRONT 10' 5" x 9' 2" (3.17m x 2.79m): Georgian style sealed unit double glazed window to front aspect. Single panel central heating radiator.

SHOWER ROOM 9' 6" x 6' 2" (2.89m x 1.88m): PVCu double glazed window to rear aspect. White suite comprising: low level W.C., pedestal wash hand basin and large walk-in shower cubicle housing a thermostatically controlled mains fed shower. Tiled to splashbacks and floor. Centrally heated towel radiator.

Outside :

FRONT : Lawned garden with established shrubbery. Driveway parking for one car.

SIDE : Enclosed brick walled courtyard garden laid with Indian stone. Store area. Cold water tap. Sturdy oak gates to front.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: D

DIRECTIONS: SATNAV: CW12 4AF

