

### 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:-

- One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- 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.
- 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](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.

# Timothy a brown



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# Timothy a brown

[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)

16 Kinsey Street  
Congleton, Cheshire CW12 1ES

Monthly Rental Of £850  
(exclusive) + fees

- TASTEFULLY UPDATED THROUGHOUT
- PVCU DOUBLE GLAZING & MODERN GAS CENTRAL HEATING
- STYLISH, WELCOMING LOUNGE
- BRIGHT & SPACIOUS BREAKFAST KITCHEN
- TWO WELL-PROPORTIONED DOUBLE BEDROOMS
- CONTEMPORARY FAMILY BATHROOM
- ENCLOSED LOW-MAINTENANCE COURTYARD
- SOUGHT-AFTER LOCATION CLOSE TO CONGLETON TOWN

## TO LET (Unfurnished)

### Beautifully Presented Two-Bedroom Cottage in a Sought-After Congleton Location.

Nestled within one of Congleton's most convenient locations, this charming and thoughtfully modernised mid-terrace cottage offers the perfect blend of character, comfort, and contemporary living.

Ideally situated within walking distance of both the vibrant town centre and the award-winning Congleton Park, the property presents an exceptional opportunity for tenants seeking a home with lifestyle appeal.

The accommodation has been tastefully updated throughout and benefits from PVCu double glazing and modern gas central heating.

Upon entering, you are welcomed into a stylish lounge. The breakfast kitchen is bright, spacious and a sociable are perfectly suited to modern-day living.

To the first floor, there are two double bedrooms, both served by the modern bathroom.

Outside is the enclosed courtyard ideal for outside dining and relaxing.

The property's enviable location places a wealth of amenities right on the doorstep. Congleton's

thriving town centre offers an excellent selection of independent shops, cafés, bars, restaurants, and regular markets, together with cultural attractions including the popular Daneside Theatre and the renowned Congleton Jazz & Blues Festival.

For those who enjoy the outdoors, Astbury Mere Country Park provides beautiful open spaces, scenic walking routes, cycling trails, and waterside relaxation. Residents also benefit from excellent local amenities including Marks & Spencer Simply Food, Tesco, Boots, independent butchers, florists, healthcare facilities, and a local hospital, all within easy reach.

Combining traditional cottage charm with modern convenience and an outstanding location, this delightful home is ready to move straight into and enjoy.

Early viewing is highly recommended to fully appreciate everything this attractive property has to offer.

**The accommodation briefly comprises**  
(all dimensions are approximate)

**ENTRANCE** : PVCu double glazed door to lounge.

**LOUNGE** 12' 0" x 11' 0" (3.65m x 3.35m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Return stairs to first floor with understairs store cupboard.

**DINING KITCHEN** 12' 5" x 11' 3" (3.78m x 3.43m): PVCu double glazed window to rear aspect. Modern custom painted eye level and base units having marble effect preparation surface over with stainless steel single drainer sink unit inset. Built-in 4-ring gas hob with electric oven/grill below with extractor hood over. Space and plumbing for washing machine and space for fridge freezer. Double panel central heating radiator. 13 Amp power points. PVCu double glazed door to outside rear.

**First floor :**

**LANDING** : Low voltage downlighters inset. 13 Amp power points.

**BEDROOM 1 FRONT** 11' 0" x 8' 9" (3.35m x 2.66m) into alcove: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Over stairs store cupboard.

**BEDROOM 2 REAR** 11' 6" x 7' 0" (3.50m x 2.13m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points.

**BATHROOM** 7' 10" x 4' 8" (2.39m x 1.42m): Low voltage downlighters inset. Modern white suite comprising: low level W.C., pedestal wash hand basin and panelled bath with mains fed shower and glass shower screen. Marble effect wall tiles. Single panel central heating radiator. Over stairs store cupboard.

**Outside :**

**REAR** : Enclosed courtyard with gated access to the rear.

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

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

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: A

**DIRECTIONS**: SATNAV: CW12 1ES

