

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.

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Timothy a brown

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Congleton, Cheshire CW12 3HW

Monthly Rental Of £1,100
(exclusive) + fees

- TWO DOUBLE BEDROOMS
- DELIGHTFUL ENTRANCE HALL LEADING TO LOUNGE
- SUPERB SIZED KITCHEN DINER
- FANTASTIC SIZED FAMILY BATHROOM
- GENEROUS SIZED SOUTH FACING REAR GARDEN
- AMPLE OFF-ROAD PARKING
- CLOSE TO THE TOWN CENTRE & ITS SCHOOLS & AMENITIES

This mature end of row terrace home is set upon a sizeable corner plot with a side driveway providing ample parking.

Located on the fringe of the development, close to Congleton Park and Biddulph Valley walkway, this is an ideal home for those looking for an affordable property close to local amenities, schools & the town centre of Congleton.

There's a delightful entrance hall on arrival, front lounge with feature fireplace and a superb sized modern open plan kitchen diner with space for a full six-seater table!

To the first floor there is an impressive sized landing, two double bedrooms and a fantastic sized family bathroom.

Externally there is a generous sized South facing rear garden.



The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE HALL : PVCu double glazed entrance door with obscured decorative glazed panel, grey wood effect flooring. Single panel central heating radiator. Recessed LED lighting. Coved ceiling. Stairs off to first floor.

LOUNGE 12' 9" x 10' 11" (3.88m x 3.32m) to alcove: PVCu double glazed windows to front aspect. Double panel radiator. Built-in storage cupboard to alcove with shelving. Feature fireplace with white timber surround housing an electric oak effect fire. Coving to ceiling. Grey wood effect flooring.

KITCHEN/DINER 15' 2" x 9' 10" (4.62m x 2.99m): Having a range of modern cream gloss wall mounted cupboard and base units with fitted wood effect work surfaces over incorporating a one and a half bowl single drainer, stainless steel sink with mixer tap over. Range of integral appliances including a stainless steel combination oven and grill with separate 4-ring gas hob, having chimney style extractor fan over. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge freezer. Defined area for dining table. Three PVCu double glazed windows to rear aspect. PVCu half glazed rear entrance door. Grey wood effect flooring. Tiled splashback. Recessed LED lighting. Coving to ceiling. Double panel radiator. Walk-in store cupboard.

First Floor Landing : LED lighting. Coving to ceiling. Access to loft space. Single panel radiator. Built-in



storage cupboard. PVCu double glazed window to rear aspect overlooking the garden.

FAMILY BATHROOM 7' 11" x 7' 9" (2.41m x 2.36m): PVCu double glazed obscured window to front aspect. Recessed LED lighting to ceiling. White suite comprising: bath with curved shower screen and mains shower over, pedestal wash basin and low level W.C. Bespoke built-in storage unit with drawers and granite worktop. Single panel radiator and chrome centrally heated towel radiator. Splashback tiling. Slate effect vinyl floor.

BEDROOM 1 REAR 9' 10" x 9' 10" (2.99m x 2.99m) to wardrobes: PVCu obscured glazed window to rear and side aspect. Coving to ceiling. Double panel radiator. Two double fitted wardrobes.

BEDROOM 2 FRONT 10' 11" x 8' 9" (3.32m x 2.66m) into wardrobes: PVCu double glazed window to front aspect. Single panel central heating radiator. Coving to ceiling. Cupboard with fitted shelving. Double built in wardrobes.

OUTSIDE : The property is located on a generous corner plot, having front garden with decorative feature borders, privet hedging to boundary. Side gravelled driveway providing ample off road parking for several vehicles, gated side access to the rear garden. Fully enclosed rear garden, enjoying a south westerly facing position, predominantly laid to lawn with adjoining patio. Enclosed with timber lagged fencing.



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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV CW12 3HW

Energy performance certificate (EPC)

5, Wilbraham Road
CONGLETON
CW12 3HW

Energy rating
D

Valid until: 14 August 2024
Certificate number: 9078-6092-7218-2764-7914

Property type

end-terrace house

Total floor area

73 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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