

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

Energy Performance Certificate HM Government

Samia, Somerford Booths, CONGLETON, CW12 2JN

Dwelling type: Detached bungalow Reference number: 9562-2803-7903-9998-8065
 Date of assessment: 17 October 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 18 October 2018 Total floor area: 86 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,039
Over 3 years you could save	£ 1,401

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	
Heating	£ 2,283 over 3 years	£ 1,188 over 3 years	You could save £ 1,401 over 3 years
Hot Water	£ 528 over 3 years	£ 222 over 3 years	
Totals	£ 3,039	£ 1,638	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92-101) A		79	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G	39		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 135
2 Cavity wall insulation	£500 - £1,500	£ 405
3 Floor insulation (solid floor)	£4,000 - £8,000	£ 264

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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
 Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
 Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
 Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Sarnia, Giantswood Lane,
 Somerford Booths, Congleton,
 Cheshire CW12 2JN

Monthly Rental Of £1,900
 (exclusive) + fees

- CHARMING 3 BEDROOM DETACHED BUNGALOW
- SEMI-RURAL POSITION SURROUNDED BY FARMLAND
- NEWLY INSTALLED KITCHEN & SHOWER ROOM
- AMPLE DRIVEWAY & LARGE GARDEN
- DETACHED GARAGE

Countryside Retreat with Modern Comforts

Discover this charming detached three-bedroom bungalow nestled in the picturesque village of Hulme Walfield. Enjoy stunning views, modern amenities, and a convenient location near Westlow Mere and the vibrant town of Congleton.

Key Features:

- **Recently Updated:** Newly fitted kitchen, shower room, and boiler.
- **Spacious Living:** Three bedrooms, a spacious lounge, and a breakfast kitchen.
- **Outdoor Oasis:** Enjoy a huge rear garden with countryside views.
- **Convenient Location:** A stone's throw from Westlow Mere and a short drive from Congleton town centre and the retail park.
- **Excellent Access:** Easy access to major transportation routes, including the M6 motorway and Manchester Airport.
- **Modern Amenities:** Modern oil fired central heating, majority PVCu double glazing, and a detached garage.

- **Nearby Attractions:** Explore the beautiful countryside and enjoy peaceful walks around Westlow Mere.

Experience the vibrant culture of Congleton, with its shops, restaurants, bars, and theatre. Discover the stunning Astbury Mere Country Park.

This delightful bungalow offers the perfect blend of modern comfort and countryside charm. Don't miss this opportunity to make it your home!

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Enclosed storm porch. High security steel skinned door with double glazed centre panel.

HALL : Single panel central heating radiator. 13 Amp power points.

LOUNGE 16' 9" x 11' 10" (5.10m x 3.60m): Timber framed sealed unit double glazed bay window to front aspect. PVCu double glazed window to side. Coving to ceiling. Two single panel central heating radiators. 13 Amp power points. Feature fireplace (not to be used). Television aerial point.

DINING ROOM / BEDROOM 3 12' 0" x 11' 10" (3.65m x 3.60m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

KITCHEN 14' 0" x 10' 8" (4.26m x 3.25m): PVCu double glazed window to rear and side aspects. Extensive range of modern eye level and base units in sage green with black marble effect preparation surface over with stainless steel 1.5 bowl single drainer sink unit inset. Built in 4 ring electric hob with electric oven and grill below, and glass and stainless steel extractor canopy hood over, with black glass splashback. Integrated dishwasher. Space for fridge freezer. Single panel central heating radiator. 13 Amp power points. Oak effect floor. Glazed door to side with small vestibule and high security steel skinned double glazed panelled door to outside.

BEDROOM 1 REAR 10' 4" x 12' 0" (3.15m x 3.65m): PVCu double glazed window to rear aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Range of built-in wardrobes.

BEDROOM 2 SIDE 11' 11" x 7' 5" (3.63m x 2.26m): PVCu double glazed window to side aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.

SHOWER ROOM 8' 4" x 6' 10" (2.54m x 2.08m): PVCu double glazed opaque window to rear aspect. Modern white suite comprising: Low level W.C., ceramic wash hand basin with cupboards beneath and large walk in shower cubicle housing a thermostatically controlled mains fed shower. Chrome centrally heated towel radiator. Oak effect floor.

Outside :

FRONT : Through wrought iron double gates the tarmac driveway with lawns either side leads to a wide parking area for numerous vehicles. Detached garage with car port to side.

REAR : Indian stone terrace with lawned garden beyond, overlooking adjoining farmland. External oil fired central heating boiler.

DETACHED GARAGE 19' 2" x 9' 2" (5.84m x 2.79m) internal measurements: Double opening timber doors. Power and light. Space and plumbing for washing machine.

SERVICES : Mains water and electricity. Oil fired central heating.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: E

DIRECTIONS: SATNAV: CW12 2JN

