

Timothy a brown



3 Abbots Close

Congleton, Cheshire CW12 3JD

Monthly Rental Of £1,100

(exclusive) + fees

- WELL PRESENTED DETACHED BUNGALOW
- DINING KITCHEN, LOUNGE & CONSERVATORY
- TWO BEDROOMS
- DETACHED GARAGE & AMPLE DRIVEWAY
- ENCLOSED REAR GARDEN
- POPULAR MOSSLEY AREA

TO LET (Unfurnished)

TWO BEDROOM DETACHED BUNGALOW IN THE HIGHLY SOUGHT AFTER MOSSLEY AREA

The accommodation briefly comprises: entrance porch, reception hall, lounge, dining kitchen, conservatory, bathroom with separate shower and two bedrooms.

Outside there are lawned gardens to the front and rear, a driveway providing off road parking and a detached garage.

Tucked away within a quiet cul de sac in the very heart of arguably the most desirable area in Congleton, this detached Mossley bungalow is excellently presented throughout and boasts well planned, characterful accommodation that flows effortlessly throughout.

Local amenities are a short and pleasant stroll away at 'Hightown' and abundant country walks are also on your doorstep. The local train station, a great golf course, brilliant commuter links and the ever popular Mossley C of E Primary School are also within easy reach so call us now to view, before it's too late!

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : PVCu double glazed french doors to:

PORCH : Timber panelled and glazed door.



HALL 14' 1" x 8' 8" (4.29m x 2.64m) maximum: Single panel central heating radiator. 13 Amp power points.

LOUNGE 13' 9" x 12' 4" (4.19m x 3.76m) to bay: PVCu double glazed bay window to front aspect. Double panel central heating radiator. 13 Amp power points. Exposed brick built feature fireplace with quarry tiled hearth.

L SHAPED BREAKFAST KITCHEN 17' 5" x 11' 8" (5.30m x 3.55m): PVCu double glazed window to side aspect. Range of light oak level and base units with roll edge formica preparation surfaces over with composite sink unit. Slot-in gas cooker. Space for fridge freezer. Tiled to splashbacks. Double panel central heating radiator. Small store cupboard.

REAR PORCH 5' 0" x 5' 0" (1.52m x 1.52m): Brick built base with PVCu double glazed upper panels. Door to outside. Boiler cupboard housing Baxi gas central heating boiler. Space and plumbing for washing machine.

BEDROOM 1 FRONT : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

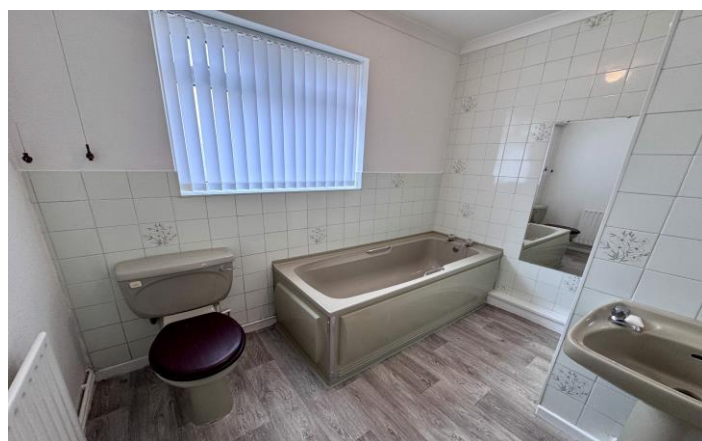
BEDROOM 2 REAR 11' 5" x 8' 1" (3.48m x 2.46m) to wardrobes: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Range of built-in wardrobes to one wall.

BATHROOM 8' 8" x 7' 3" (2.64m x 2.21m): PVCu double glazed window to rear aspect. Low level W.C. Pedestal wash hand basin. Panelled bath. Enclosed shower cubicle with mains fed shower. Tiled to splashbacks. Single panel central heating radiator.

OUTSIDE :

FRONT : Paved driveway for 3 cars. Lawned garden with border.

REAR : Large paved terrace with small lawned area all encompassed with timber fencing. Cold water tap. Gated access to front via both sides.



DETACHED GARAGE 16' 6" x 9' 6" (5.03m x 2.89m) internal measurements: Brick built. Up and over door. Power and light.

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: C

DIRECTIONS: SATNAV: CW12 3JD

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

7/12/24, 10:14 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Contact us](#)

Energy performance certificate (EPC)

3 Mablethorpe Close, Congleton, CW12 3JD	Energy rating: D	Valid until: 11 October 2033
		Certificate number: 9360-2819-3300-2197-4175

Property type: Detached bungalow
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 that apply to your property.](#)

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/9360-2819-3300-2197-4175>

1/5

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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