

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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management
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3 Fountain Street,
Congleton, Cheshire CW12 4BE

Monthly Rental Of £950
(exclusive) + fees

- SPACIOUS SEMI-DETACHED HOME JUST A SHORT WALK FROM THE TOWN CENTRE
- TWO RECEPTION ROOMS PLUS FITTED KITCHEN & CLOAKROOM/W.C.
- TWO WELL-PROPORTIONED DOUBLE BEDROOMS & BATHROOM
- CELLAR & CONSERVATORY WITH VIEWS OVER THE LAWNED GARDEN
- GATED ACCESS AND REAR YARD WITH DIRECT ENTRY TO WEST STREET CAR PARK
- ALLOCATED PARKING FOR ONE CAR IN LION & SWAN CAR PARK
- GAS CENTRAL HEATING & PVCU DOUBLE GLAZING THROUGHOUT
- QUIET RESIDENTIAL LOCATION

TO LET (Unfurnished)

A large semi-detached home with lawned garden and parking facilities for one car in the adjacent Lion & Swan car park.

The property has gated access off West Street car park, together with a right of way over Number 1 Fountain Street.

The accommodation, which is fully gas centrally heated and benefits from PVCu double glazing, comprises conservatory with views over the garden, hallway, lounge, separate dining room, fitted kitchen, cloakroom/W.C., and cellar.

There is also a rear yard with gate leading directly onto West Street car park.

The property is located in a quiet area close to the town centre, offering convenient access to local shops, amenities, and transport links.

Ideal for those seeking a well-proportioned home in a central yet peaceful position.



The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Double doors to:

CONSERVATORY 11' 0" x 9' 1" (3.35m x 2.77m): PVCu double glazed window. Radiator. 13 Amp power points. Timber effect flooring. Door to:

HALL : Radiator. Stairs to first floor. Door to lounge and kitchen.

LOUNGE 13' 0" x 11' 10" (3.96m x 3.60m): PVCu double glazed bow window. Fireplace. Radiator. 13 Amp power points. Opening to:

DINING ROOM 14' 11" x 10' 8" (4.54m x 3.25m): PVCu double glazed window. Radiator. 13 Amp power points. Door to:

KITCHEN 7' 11" x 14' 6" (2.41m x 4.42m): PVCu double glazed windows to dual aspects. Fitted base and eye level units with laminated preparation surfaces having stainless steel single drainer sink unit inset. Tiled splashbacks. Built in gas hob with extractor over and oven below. Fridge freezer. Washing machine. Tumble dryer. Radiator. Fitted cupboard with combi boiler. Tiled floor. Door to steps to the cellar. Rear lobby. PVCu door to outside. Door to:

CLOAKROOM W.C. 6' 2" x 5' 8" (1.88m x 1.73m) average: PVCu double glazed window. White suite comprising: Low level W.C. and wash hand basin. Tiled and tongue & groove boarded walls. Radiator. Tiled floor.



First Floor :

LANDING : PVCu double glazed window. Doors to all rooms.

BEDROOM 1 REAR 12' 0" x 15' 4" (3.65m x 4.67m) plus wardrobe space: Two PVCu double glazed windows. Radiator. Two fitted wardrobes. Chimney breast shelving. 13 Amp power points.

BEDROOM 2 FRONT 14' 9" x 10' 4" (4.49m x 3.15m): PVCu double glazed window. 13 Amp power points.

BATHROOM 7' 7" x 11' 6" (2.31m x 3.50m): PVCu double glazed window. White suite comprising: Low level W.C., pedestal wash hand basin and corner bath with shower and curtain over. Chrome heated towel radiator and separate radiator. Part tiled and tongue & groove boarded walls. Fully tiled floor.

Outside : To the front is a lawned garden enclosed by brick wall and boundary hedge. To the rear is a yard with gated access to West Street car park and right of way over no1 Fountain Street. Parking for one car is available in the adjacent Lion & Swan car park.

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

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

LOCAL AUTHORITY: Cheshire East TAX BAND: D

DIRECTIONS: SATNAV CW12 4BE



Energy performance certificate (EPC)

3, Fountain Street
CONGLETON
CW12 4BE

Energy rating
D

Valid until: 27 May 2030
Certificate number: 8100-7237-2022-3227-6503

Property type
Semi-detached house

Total floor area
105 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 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		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

www.timothyabrown.co.uk

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