

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:-

- (a) One month’s rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) 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.
- (c) 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 (EPC)

42 Ribbon Avenue
Congleton
CW12 4FE

B

Energy rating

Valid until

24 June 2035

Certificate number

0360 3640 3660 2615 9916

Property type

Semi-detached house

Total floor area

104 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can find guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/energy-guidance-for-landlords>](#)

Energy rating and score

This property's energy rating is B. It has the potential to be A.
[See how to improve this property's energy efficiency](#)

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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42 Ribbon Avenue
Somerford, Congleton, Cheshire CW12 4FE

Monthly Rental Of £1,400
(exclusive) + fees

- STUNNING THREE/FOUR BEDROOM SEMI-DETACHED HOME
- PRESTIGIOUS BELLWAY HOMES ‘SOMERFORD GATE’ DEVELOPMENT
- IMPRESSIVE ACCOMMODATION ARRANGED OVER THREE FLOORS
- SUPERB OPEN-PLAN DINING KITCHEN WITH INTEGRATED APPLIANCES
- VERSATILE STUDY / FOURTH BEDROOM – IDEAL FOR HOME WORKING
- THREE DOUBLE BEDROOMS – PRINCIPAL WITH EN-SUITE
- PRIVATE DRIVEWAY WITH EV CHARGING POINT
- ATTRACTIVE ENCLOSED REAR GARDEN WITH PATIO & LAWN

TO LET (Unfurnished)

A SIMPLY STUNNING THREE/FOUR BEDROOM, THREE-STOREY HOME ON THE PRESTIGIOUS SOMERFORD GATE DEVELOPMENT – BEAUTIFULLY PRESENTED, HIGHLY VERSATILE AND PERFECTLY POSITIONED FOR MODERN LIVING.

Occupying an attractive position within Bellway Homes' highly regarded Somerford Gate development, on the cusp of Somerford village, this exceptional three/four bedroom semi-detached home combines contemporary style, generous accommodation and an extremely convenient location.

Constructed only three years ago, the property has been thoughtfully designed over three floors to provide a wonderfully flexible home, ideally suited to professional couples and families alike.

Somerford Gate has quickly established itself as one of the area's most appealing modern developments. Its attractive mix of architectural styles, landscaped surroundings, wide pathways, traditional-style railings, green spaces and communal areas create a distinctive environment with a real sense of space and community.

Despite its peaceful, leafy setting, the location is exceptionally convenient. The nearby Wolstenholme Elmy Way provides swift access around Congleton and onwards towards surrounding towns and villages, the M6 motorway and the wider Manchester area, making this an excellent base for commuters.

Step inside and the quality and versatility continue. The ground floor opens into a welcoming entrance hall with useful storage and a separate contemporary WC. To the front is a versatile study/fourth bedroom, providing an ideal space for those working from home, a guest bedroom or additional snug. At the heart of the home is the impressive open-plan dining kitchen, designed with everyday living and entertaining in mind. The kitchen is fitted with an extensive range of stylish stone-coloured



units and incorporates a built-in oven and gas hob together with integrated dishwasher, fridge and freezer. The adjoining dining area offers plenty of room for a family dining table, while French doors open directly onto the rear garden, creating a natural connection between the indoor and outdoor spaces.

The first floor provides an unusual and particularly appealing arrangement. A generous separate lounge creates a comfortable space in which to relax away from the main kitchen/dining area, while the principal bedroom enjoys its own modern en-suite shower room.

Continue to the second floor and there are two further excellent double bedrooms, together with the family bathroom, fitted with a modern white suite including a bath with mains-fed shower over.

Outside, the property continues to impress. A private driveway provides off-road parking and incorporates an EV charging point. To the rear is an enclosed garden with a paved patio seating area immediately adjoining the house, a lawn beyond and gated access to the front – ideal for relaxing, entertaining or family life during the warmer months.

A superb opportunity to rent a stylish, recently constructed home within one of Somerford's most attractive developments. With its flexible three-storey layout, three excellent double bedrooms, optional fourth bedroom/home office, two bathrooms, open-plan dining kitchen, separate lounge, private garden, driveway and EV charging, 42 Ribbon Avenue is a home that deserves to be viewed.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Composite panelled door with double glazed upper panel to:



HALL : Light oak effect floor. Single panel central heating radiator. Winding stairs to first floor. Store cupboard housing Logic gas central heating boiler.

GUEST CLOAKROOM : PVCu double glazed window to front aspect. Modern white suite comprising: low level W.C. with concealed cistern. Wall mounted vanity wash hand basin. Single panel central heating radiator. Light oak effect floor.

STUDY/BEDROOM 4 8' 5" x 6' 1" (2.56m x 1.85m): PVCu double glazed window to front aspect with plantation shutters. 13 Amp power points. Single panel central heating radiator. Light oak effect floor.

OPEN PLAN DINING KITCHEN 19' 9" x 13' 0" (6.02m x 3.96m) max overall:

KITCHEN AREA 11' 2" x 9' 6" (3.40m x 2.89m) max: Extensive range of 'stone' coloured eye level and base units having preparation surface over with stainless steel single drainer sink unit inset with mixer tap. Built-in stainless steel 4-ring gas hob. Built-in electric oven/grill. Integrated dishwasher, fridge and freezer. Oak effect floor.

DINING AREA 13' 0" x 8' 6" (3.96m x 2.59m): Double panel central heating radiator. 13 Amp power points. Oak effect floor. PVCu double glazed French doors to rear garden. Deep understairs store cupboard.

First Floor :

LANDING : PVCu double glazed window with plantation shutter. Single panel central heating radiator. Stairs to second floor. Door to shower room.

BEDROOM 1 REAR 13' 0" x 11' 0" (3.96m x 3.35m) max: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

EN SUITE 6' 2" x 5' 7" (1.88m x 1.70m): Low voltage downlighters inset. Modern white suite comprising low level W.C. with concealed cistern and pedestal wash hand basin. Double sized shower cubicle with glass sliding door housing a mains fed shower. Tiled to splash backs. Single panel central heating radiator.



LOUNGE 13' 0" x 11' 4" (3.96m x 3.45m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

Second Floor :

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

BEDROOM 2 FRONT 13' 0" x 10' 0" (3.96m x 3.05m): Two PVCu double glazed windows to front aspect. Single panel central heating radiator. 13 Amp power points. Cupboard housing hot water cylinder.

BEDROOM 3 REAR 13' 0" x 10' 6" (3.96m x 3.20m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 5" x 6' 2" (2.26m x 1.88m): Low voltage downlighters inset. Modern white suite comprising low level W.C. with concealed cistern, wall hung wash hand basin and panelled bath with glass shower screen and mains fed shower over. Tiled to splashbacks. Single panel central heating radiator. Shaver point. Light oak effect floor.

Outside :

FRONT : Open fronted forecourt with steps to front door.

SIDE : Block paved tandem driveway for two vehicles. EV charging point.

REAR : Adjacent to the rear of the property is a paved patio seating area with matching path to the side, beyond which are lawned gardens encompassed with timber fencing. Cold water tap. Gated access to front.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 4FE

