

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

1 Boundary Lane, CONGLETON, CW12 3JZ
 Dwelling type: Semi-detached house
 Date of assessment: 11 March 2014
 Date of certificate: 11 March 2014
 Reference number: 8554-7331-1592-1539-8992
 Type of assessment: SAP, new dwelling
 Total floor area: 103 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:	
Over 3 years you could save	£ 1,452
Over 3 years you could save	£ 90

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 176 over 3 years	£ 176 over 3 years	
Heating	£ 987 over 3 years	£ 987 over 3 years	
Hot Water	£ 291 over 3 years	£ 201 over 3 years	You could save £ 90 over 3 years
Totals	£ 1,452	£ 1,362	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and coolers, and any electricity generated by microgeneration.

Energy Efficiency Rating	
Current	Potential
42 (D)	49 (C)

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).

Actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1. Solar water heating	£4,000 - £8,000	£ 80
2. Solar photovoltaic panels, 2.5 kWp	£3,000 - £14,000	£ 725

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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1 Boundary Lane
 Mossley, Congleton, Cheshire CW12 3JA

Monthly Rental Of £1,350
 (exclusive) + fees

- THREE BEDROOM SEMI DETACHED HOUSE
- BURSTING WITH HIGH END FITTINGS
- OPEN PLAN LIVING DINING KITCHEN
- SEPARATE LOUNGE
- LANDSCAPED GARDENS
- DRIVEWAY PARKING FOR TWO VEHICLES

TO LET (Unfurnished)

1 BOUNDARY LANE- BURSTING WITH HIGH END FITTINGS. CORNER WITH LANDSCAPED GARDENS, AND DRIVEWAY PARKING FOR TWO VEHICLES. PRIME MOSSLEY LOCALITY!

Impressive reception hall with quality Karndean flooring and return staircase. Generous sitting room with bay window and feature fireplace. Generous open plan living dining kitchen, enjoying a garden aspect with bi-fold doors. Cloakroom. THREE BEDROOMS (master with ensuite shower room) Family bathroom. Integral double garage. Landscaped gardens. Driveway parking.

You will be hard pressed to find a family sized home, located in a prime area with such array of conveniences laid out on it's doorstep. Literally within 10 minutes' walk (if that...depending on your speed) you will find the town's railway station (so no need to drive there), plus a dizzying array of shops to include a chemist, bakers, hardware and convenience store, barbers, hairdressers and post office, The Wonky Pear...a popular micro bar, hostelry...with a lovely eclectic relaxed atmosphere. School catchment wise, the local C of E Mossley Primary School is across the road and is another draw for families to locate within this locality, plus before and after schools and day nursery are within easy reach too. Plus it's close to the base of Congleton Edge, where

lovely walks can be enjoyed and amazing far reaching countryside views found.

All in all this is an extremely desirable property in a highly respected area and so now, all that is left to do is for you to arrange an appointment to view.....call us, we'd love to help you!!

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE 0: Brick arched detail to open porch. Steel skinned entrance door having opaque PVCu double glazed inset and inset full length PVCu double glazed window to side.

HALL 0: Wall mounted under floor heating thermostat. Stairs to first floor. 13 Amp power points. Oak effect Karndean floor. Doors to:

CLOAKROOM 3.2m (10ft 6in) x 1.1m (3ft 7in) : Crisp white suite comprising low level w.c. having enclosed cistern and pedestal wash hand basin. Oak effect Karndean floor.

LOUNGE 5.89m (19ft 4in) x 3.89m (12ft 9in) : PVCu double glazed bay window to side aspect. PVCu double glazed window with obscured glass to front aspect. Wall mounted under floor heating thermostat. 13 Amp power points. Television aerial point. Oak effect Karndean floor.

LIVING KITCHEN 5.84m (19ft 2in) x 3.56m (11ft 8in) maximum overall: PVCu double glazed window to front aspect. Wall mounted under floor heating thermostat. Television aerial point. Fitted with a range of high gloss wall and base units having black granite preparation surfaces over. One and a half bowl sink unit having mixer tap and preformed granite drainer. Inset Whirlpool 4-ring gas hob having Whirlpool electric oven below and Whirlpool extractor hood over. Integrated Whirlpool dishwasher. Integrated fridge and freezer. Space and plumbing

for washing machine. 13 Amp power points. PVCu double glazed sliding folding doors to rear garden.

First Floor :

LANDING : Return staircase to first floor galleried landing. Single panel central heating radiator. Access to roof space. Doors to:

BEDROOM 1 SIDE 4.32m (14ft 2in) x 3.4m (11ft 2in) : PVCu double glazed window to side aspect. Double panel central heating radiator. Television aerial point. 13 Amp power points. Door to:

EN-SUITE 8' 0" x 4' 8" (2.44m x 1.42m): PVCu opaque double glazed window to front aspect. Contemporary fully tiled walls. Low level w.c. Pedestal wash hand basin. Fully enclosed oversize shower cubicle having mains fed shower unit. Chrome centrally heated towel radiator. Extractor fan.

BEDROOM 2 REAR 2.9m (9ft 6in) Maximum x 2.77m (9ft 1in) Maximum: PVCu double glazed windows to rear and front aspects. Single panel central heating radiator. Television aerial point. 13 Amp power points.

BEDROOM 3 REAR 2.84m (9ft 4in) x 2.44m (8ft 0in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. Television aerial point. 13 Amp power points.

BATHROOM 2.74m (9ft 0in) x 1.83m (6ft 0in) : PVCu double glazed window to front aspect. Contemporary fully tiled walls. Low level w.c. Pedestal wash hand basin. Panelled bath having mixer tap with shower attachment and glazed shower screen. Chrome centrally heated towel radiator. Extractor fan. Oak effect Karndean floor.

Outside :

FRONT : Tarmacadam driveway providing off road parking for upto two cars. Cold water tap.

SIDE : Enclosed lawned gardens.

REAR : Landscaped rear gardens with extensively paved areas with a central artificial lawned area. Corner summerhouse with double doors.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: D

DIRECTIONS: SATNAV: CW12 3JA

