

Holding Deposit (per tenancy) – One week's rent

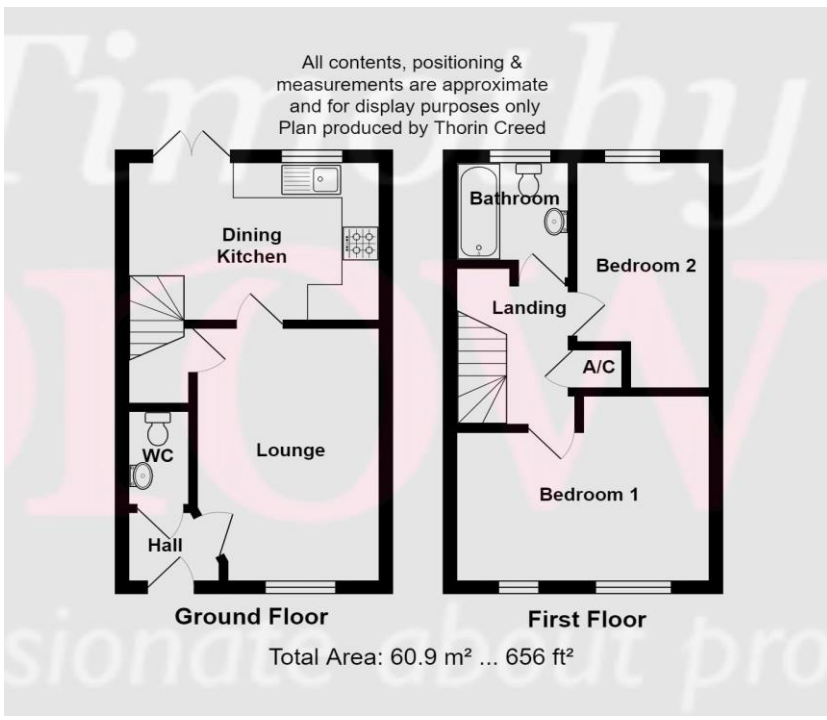
This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) 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) | |
|---|---|
| 25 Bath Vale, Congleton | Valid until: 31 November 2031 Certificate number: 4186-632-632-010-090 |
| Property type: End terrace house | |
| Total floor area: 61 square metres | |
| Rules on letting this property | |
| Properties can be rented if they have an energy rating from A to E. | |
| If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf | |
| Energy efficiency rating for this property | |
| This property's current energy rating is C. It has the potential to be B. | The graph shows this property's current and potential energy efficiency. |
| Properties are given a rating from A (most efficient) to G (least efficient). | |
| Properties are also given a score. The higher the number the lower your fuel bills are likely to be. | |
| For properties in England and Wales: the average energy rating is D, the average energy score is 60. | |

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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75 Bath Vale
Congleton, Cheshire CW12 2HF

Monthly Rental Of £950
(exclusive) + fees

- IMPECCABLY MODERNISED HOME IN IDYLIC SPOT
- TWO DOUBLE BEDROOMS & LUXURY BATHROOM
- GENEROUS LOUNGE & STYLISH KITCHEN
- PRETTY OUTDOOR SPACE
- DESIGNATED RESIDENTS PARKING

Impeccably Modernised Home in an Idyllic Spot Discover Your Dream Home: A Plush Modernised Two-Bedroom End Mews in an Idyllic Location with Private Parking. Get ready to fall in love!

This beautiful end mews home, situated in an area of constant demand, promises to captivate from the moment you step through the threshold. It's truly that good – impeccably presented and ready for you to move straight in.

Stylish Interiors & Thoughtful Design Inside, you'll find fresh decoration and brand-new carpets throughout.

The generous lounge offers a welcoming space for relaxation. The heart of this marvellous renovation is undoubtedly the **stunning fitted kitchen** – eye-catching with its stylish tiling, en-vogue fitted units, complementary work surfaces, and an array of built-in appliances. A convenient guest cloakroom completes the ground floor. The pristine presentation continues upstairs. The first floor boasts **two comfortable double bedrooms**, both equally pleasing. The bathroom is a real gem, fitted with a crisp white suite and a powerful mains-fed shower over the bath, ensuring a refreshing experience.

For your comfort and security, the property benefits from gas-fired central heating via a modern combi boiler and a robust alarm system.

Charming Outdoors & Prime Location: Step outside to discover a pretty outdoor space, complete with a designated parking space and additional guest parking.

The generous, enclosed terrace garden provides a private retreat, all set against a beautiful woodland backdrop – perfect for outdoor entertaining or quiet enjoyment.

This home's idyllic location on the fringe of the development offers the best of both worlds. You're just moments from Congleton Park and the scenic Biddulph Valley walkway, making it ideal for those seeking an affordable property close to local amenities, schools, and the bustling Congleton town centre.

Explore & Enjoy: With Cheshire countryside literally on its doorstep, you can enjoy gentle walks along the tree-lined Biddulph Valley disused railway line and the picturesque Macclesfield Canal. Congleton town offers a vibrant nightlife with an excellent selection of pubs, restaurants, and fitness centres. You'll also find a variety of outdoor pursuits, including scenic walks into the stunning Peak District National Park. The town centre itself boasts fantastic amenities, including Marks & Spencer Simply Food, Tesco, local butchers, florists, newsagents, chemists, doctors,

and dentists. This is a property that truly needs to be seen to be believed.

It's ready and waiting for you! Call us now – we'd love to help.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Composite panelled front door to:

HALL : Single panel central heating radiator. 13 Amp power points. Doors to cloakroom and lounge.

CLOAKROOM : White suite comprising: low flush w.c. and pedestal wash hand basin with mixer tap. Single panel central heating radiator with thermostat.

LOUNGE 14' 6" x 10' 10" (4.41m x 3.308m): PVCu double glazed window to front aspect. Double panel central heating radiator with thermostat. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Understairs cupboard. Door to kitchen/diner.

KITCHEN/DINER 13' 5" x 9' 0" (4.09m x 2.75m): PVCu double glazed french doors to rear. PVCu double glazed window to rear aspect. Fitted with a range of oak effect matching base and eye level units with granite effect roll edge surfaces. Inset single drainer stainless steel sink with mixer tap. Gas hob with extractor canopy over with oven below and having stainless steel splashback. Hotpoint washing machine. Large Haier fridge/freezer. Cupboard housing Potterton gas central heating boiler. 13 Amp power points. Double panel central heating radiator with thermostat. Stairs to first floor.

First Floor :

LANDING : Access to roof space. 13 Amp power points. Door to airing cupboard with hot water cylinder.

BEDROOM 1 FRONT 13' 5" x 10' 8" (4.08m x 3.24m) max: Two PVCu double glazed windows to front aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point.

BEDROOM 2 REAR 12' 11" x 7' 1" (3.94m x 2.167m) max: PVCu double glazed window to rear aspect. Single panel central heating radiator with thermostat. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval).

BATHROOM : PVCu double glazed opaque window to rear aspect. White suite comprising: low flush w.c., pedestal wash hand basin with mixer tap and mirror fronted cabinet over. Panelled bath with thermostatically controlled bath/shower mixer with Micra electric shower and screen over. Partly tiled walls. Heated towel radiator. Electric shaver point.

Outside :

FRONT : Small garden enclosed by wrought iron fencing with flagged path and slate chipping bed.

REAR : Fully enclosed by timber fence panels being extensively laid in Indian stone to artificial lawn at the bottom of the garden. Gate to rear to dedicated car parking area with designated parking space and visitors parking space.

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 2HF

