

### 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 out our preliminary checks and obtain employer's reference and credit reference.

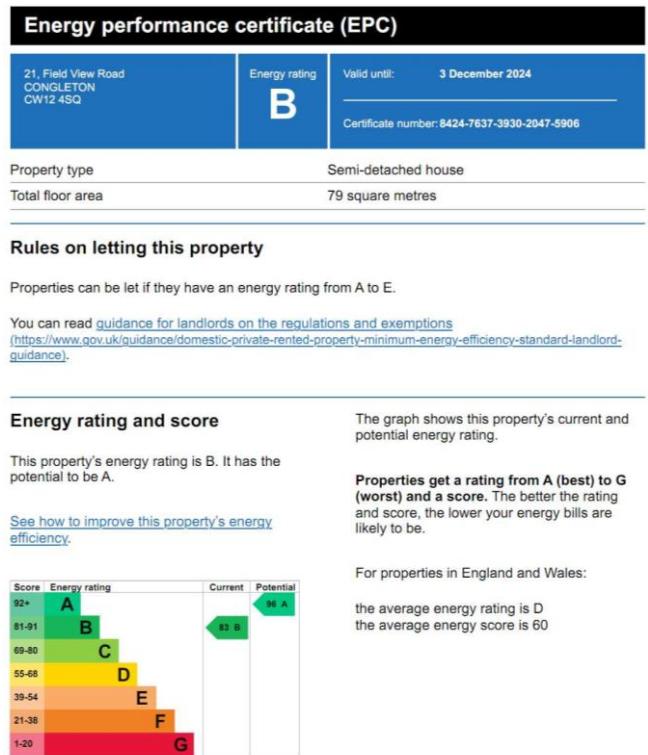
If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- (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](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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**21 Field View Road  
Congleton, Cheshire CW12 4SQ**

**Monthly Rental Of £1,200  
(exclusive) + fees**

- MODERN SEMI DETACHED HOME
- THREE BEDROOMS
- EN SUITE & BATHROOM
- SINGLE GARAGE & TWO PARKING SPACES
- ENCLOSED REAR GARDEN
- SOUGHT AFTER SOMERFORD/WEST HEATH
- CLOSE TO LOCAL SCHOOLS

Sat proudly within a well-regarded residential development, this stylish 3 BEDROOMED property boasts modern comfortable living, with pleasant secure lawned gardens and just behind the home is a SINGLE GARAGE are two parking spaces in a private residents parking area, easily accessed from the home.

The property is well presented and was constructed by Bovis Homes, who are a reputable national firm. The development is known as 'Loachbrook Meadow'. The accommodation, which is highly insulated, having gas central heating and PVCu double glazing comprises: hall with cloakroom/WC, stairs, and access to the lounge/diner (with views over the rear garden) and attractive fully fitted kitchen with integrated appliances to the ground floor.

At first floor level the landing allows access to three bedrooms, the master having fitted wardrobe and ensuite and completing the accommodation is the bathroom. Located on the popular Loachbrook Farm development, the property enjoys a very pleasant setting and benefits from both on site amenities and local amenities. The estate is smart, nicely set out with a good variety of attractive looking homes.

And, as an added bonus, the on-site playground located just seconds away from our subject property!



An ideal location for families, the nearby choice of excellent Primary and Secondary schools are within easy reach, as is the West Heath Shopping Centre.

Countryside walks are from the doorstep, and access is easy to Congleton Town Centre, Retail Park and Astbury Mere Country Park. Its also an excellent position for road links, such as the A34 and M6 Motorway. The new bypass is now complete allowing you to head to Manchester and Macclesfield directions whilst avoiding the Town Centre.

**The accommodation briefly comprises:**

(all dimensions are approximate)

**ENTRANCE** : Composite panelled door with double glazed centre panel.

**HALL** : Oak effect floor. Single panel central heating radiator. 13 Amp power points. Stairs to first floor.

**SEPARATE W.C.** : PVCu double glazed window to front aspect. White suite comprising: Low level W.C. with concealed cistern and pedestal wash hand basin. Single panel central heating radiator. Ceramic tiled floor.

**LOUNGE/DINER** 16' 3" x 15' 6" (4.95m x 4.72m): Three double panel central heating radiators. 13 Amp power points. TV point. Airing cupboard with pressurised hot water cylinder. PVCu double glazed French doors to rear garden. Large opening to:



**KITCHEN** 9' 4" x 8' 0" (2.84m x 2.44m): PVCu double glazed window to front aspect. Modern hi gloss eye level and base units in light grey, with built in stainless steel 4 ring gas hob with smoked glass splashback with stainless steel extractor canopy hood over. Built in electric oven/grill. Integrated washing machine, dishwasher and fridge/freezer. 13 Amp power points. Ceramic tiled floor. Cupboard housing Potterton gas central heating boiler.

**First Floor :**

**LANDING** : Access to roof space.

**BEDROOM 1 FRONT** 10' 1" x 9' 0" (3.07m x 2.74m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Built in double wardrobe.

**EN SUITE** 6' 8" x 5' 1" (2.03m x 1.55m): PVCu double glazed window to front aspect. Low voltage downlighters inset. Modern white suite comprising: Low level W.C. with concealed cistern, wall hung wash hand basin and double sized walk in shower cubicle with glass screen housing a mains fed shower. Chrome centrally heated towel radiator.

**BEDROOM 2 REAR** 8' 10" x 10' 4" (2.69m x 3.15m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 REAR** 10' 4" x 6' 5" (3.15m x 1.95m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM** 6' 10" x 6' 3" (2.08m x 1.90m): Low voltage downlighters inset. Modern white suite comprising: Low level W.C. with concealed cistern, wall hung wash hand basin and panelled bath with thermostatically controlled mains fed shower and glass screen over. Tiled to splashbacks. Chrome centrally heated towel radiator.

**Outside :**

**REAR** : Adjacent to the rear of the property is an Indian stone paved patio beyond which are lawned gardens with raised timber decked terrace to one corner, all encompassed with timber fencing. Cold water tap. Electrical power point.

**GARAGE** 17' 10" x 9' 1" (5.43m x 2.77m) internal measurements: Up and over door. Light. One parking space outside garage. Plus one additional parking space.

**SERVICES** : All mains services are connected.

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

**LOCAL AUTHORITY**: Cheshire East

**TAX BAND**: C

**DIRECTIONS**: SATNAV CW12 4SQ

