

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](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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Moss Barn

Macclesfield Road, Rushton Spencer,
Macclesfield, Cheshire SK11 0QX

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

- STUNNINGLY RENOVATED BARN CONVERSION
- TWO DOUBLE BEDROOMS
- MODERN OPEN PLAN LIVING DINING KITCHEN
- LUXURIOUS BATHROOM. ENSUITE TO BED 1. CLOAKROOM W.C.
- HIGH PERFORMANCE DOUBLE GLAZING.
- MODERN ELECTRIC HEATERS WITH DIGITAL PROGRAMMES & THERMOSTATS
- LARGE PLOT & AMPLE OFF-ROAD PARKING
- OPEN PEAK DISTRICT COUNTRYSIDE ON YOUR DOORSTEP
- LOCATED IN THE SOUGHT-AFTER VILLAGE OF RUSHTON SPENCER

TO LET (Unfurnished)

A stunning and delightful stone barn conversion which has just been renovated and completed to a high standard, benefitting from large plot and ample off road parking, and open Peak District countryside on your doorstep.

Rushton Spencer is a village convenient for Leek, Congleton and Macclesfield, and has all the amenities of a village, such as a primary school, village pub, etc. Internally, this home has an open plan living dining fitted kitchen with W.C./cloakroom off which gives a warm airy feeling for relaxing.

At first floor level, the landing allows access to two double bedrooms, the master having ensuite, and a family bathroom.

The property has high performance double glazing and has a modern wall mounted electric panel heaters with digital programmes and thermostats.

Viewing is highly recommended to appreciate this home, it's finish, plot size and location.

The accommodation briefly comprises:
(all dimensions are approximate)

LIVING DINING KITCHEN 27' 8" x 17' 4" (8.43m x 5.28m): Low level downlighters inset. Large window and door to side aspect. Separate doors to side and rear. Fitted kitchen in light grey with contrasting laminated preparation surfaces over. Stainless steel single drainer 1.5 bowl sink unit inset. Tiled splashbacks. Ceramic hob with oven below and canopy extractor over. Pan drawer cupboards. Space for fridge/freezer. Wine rack. Pine latch doors to storage cupboards. Sliding pine door to W.C. Stairs to first floor.

CLOAKROOM W.C. 9' 7" x 3' 0" (2.92m x 0.91m): Opaque double glazed window to front aspect. White suite comprising: Low level W.C. and wash hand basin set in vanity unit. Space and plumbing for a washing machine. Electric heater. Tiled floor.

First Floor :

LANDING : Velux roof light. Exposed beams to ceiling. Pine door to cupboard housing pressurised hot water cylinder and programmer. Pine latch doors to all rooms. 13 Amp power points.

BEDROOM 1 REAR 13' 4" x 9' 0" (4.06m x 2.74m): Feature exposed beams. Double glazed window in the shape of a door, with safety label. Electric heater. 13 Amp power points, some being USB. TV point. Pine latch door to walk in cupboard. Sliding pine door to ensuite.

ENSUITE 3' 11" x 9' 0" (1.19m x 2.74m): Low voltage downlighters inset. White suite comprising: Low level W.C., pedestal wash hand basin and large glazed and tiled shower enclosure. Chrome heated towel rail. Large medicine

cabinet with double mirror doors and light, with integrated electric shaver point.

BEDROOM 2 FRONT 8' 10" x 17' 5" (2.69m x 5.30m): Feature exposed beams. Double glazed window in shape of door with safety cable, and window above. Electric heater. 13 Amp power points, some being USB. TV point.

BATHROOM 9' 6" x 10' 3" (2.89m x 3.12m): Velux roof lights. Exposed beams to ceiling. Low voltage downlighters inset. Modern white suite comprising Low level W.C., pedestal wash hand basin, tub bath with feature shower mixer tap and tiled shower enclosure. Chrome heated towel rail.

Outside :

SIDE : Tarmac drive with double gates to stone vehicle hardstanding. Lawn area. Timber summerhouse. Gate to grass paddock. Outside lights. Tap. Power.

REAR : Small paddock leading to railway track.

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

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

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: TBC

DIRECTIONS: SATNAV SK11 0QX

Energy performance certificate (EPC)		
Moss Barn Rushton Spencer MACCLESFIELD SK11 0QX	Energy rating E	Valid until: 18 January 2033 Certificate number: 8837-4339-1200-0331-3296
Property type	Detached house	
Total floor area	92 square metres	

Rules on letting this property

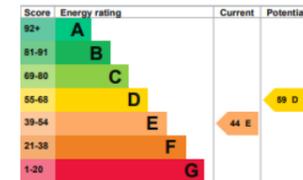
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be D.

[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

