



### 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)

**Energy performance certificate (EPC)**

89 Bath Vale  
CONGLETON  
CW12 2HF

Energy rating: **C**

Valid until: 15 December 2032

Certificate number: 4290-5768-0922-1292-3223

Property type: Mid-terrace house

Total floor area: 54 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 C. It has the potential to be A.

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

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.



2-4 West Street Congleton Cheshire CW12 1JR  
Tel: 01260 271255 Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

89 Bath Vale,  
Congleton, Cheshire CW12 2HF

Monthly Rental Of £850  
(exclusive) + fees

- STYLISH STARTER HOME IN A PRIME CONGLETON SETTING
- MODERN OPEN-PLAN LOUNGE & KITCHEN WITH INTEGRATED APPLIANCES
- TWO WELL-PROPORTIONED BEDROOMS WITH FITTED TRIPLE WARDROBES TO THE PRINCIPAL
- MODERN BATHROOM SUITE
- CHARMING BIJOU FORECOURT IDEAL FOR OUTDOOR SEATING
- CLOSE TO CONGLETON PARK, BIDDULPH VALLEY WAY AND LOCAL AMENITIES

**Stylish Starter Home in a Prime Congleton Setting – Ready to Move Straight Into**

Perfectly positioned on the peaceful fringe of a sought-after development, this pleasantly presented two-bedroom home offers modern, low-maintenance living just moments from the best that Congleton has to offer.

Step inside through the composite panelled entrance door into a welcoming vestibule, complete with convenient cloakroom featuring a contemporary white suite. The heart of the home is the impressive open-plan lounge/kitchen – a bright and sociable space designed for modern lifestyles.

The lounge area enjoys a pleasant front aspect, with ample power points, double radiators, and useful understairs storage. Stairs rise neatly to the first floor, enhancing the open yet practical layout. The kitchen area is thoughtfully fitted with a range of panel-fronted eye and base level units with roll-edge preparation surfaces, incorporating a stainless steel four-ring gas hob, electric oven and extractor hood. Integrated appliances including a washing machine, dishwasher, fridge and freezer ensure a sleek, uncluttered finish, while low-voltage downlighting adds a contemporary touch.

To the first floor, the landing provides access to two well-proportioned bedrooms and useful storage cupboards. The principal bedroom benefits from fitted triple wardrobes and a front-facing aspect, with the second bedroom also to the front. The bathroom is stylishly appointed with a modern white suite, panelled bath with glass shower screen and thermostatically controlled mains shower, complemented by a heated towel radiator and tiled flooring.

Externally, the property features a charming bijou forecourt to the front – perfect for a small café-style table where you can enjoy your morning coffee.

**Charming Outdoors & Prime Location**

Enjoy the best of both worlds with this idyllic setting close to Congleton Park and the scenic Biddulph Valley Way. Nature lovers will appreciate gentle walks along the tree-lined disused railway line and the picturesque Macclesfield Canal, while the breathtaking Peak District National Park is within easy reach for more adventurous days out.

Congleton town centre is vibrant and well-served, offering an excellent selection of pubs, restaurants, fitness centres, and everyday conveniences including Marks & Spencer Simply

Food and Tesco, alongside local butchers, florists, chemists, doctors and dentists.

This is a property that truly needs to be seen to be appreciated. Call now to arrange your viewing – we'd love to show you around.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE :** Composite panelled door.

**VESTIBULE :** Single panel central heating radiator. 13 Amp power points.

**CLOAKROOM :** PVCu double glazed window to side aspect. White suite comprising: low level W.C., and pedestal wash hand basin. Single panel central heating radiator. Ceramic tiled floor. Potterton gas central heating boiler.

**OPEN PLAN LOUNGE/KITCHEN 15' 9" x 15' 8" (4.80m x 4.77m):**

**LOUNGE 15' 9" x 8' 1" (4.80m x 2.46m):** PVCu double glazed window to front aspect. 13 Amp power points. Two double panel central heating radiators. Understairs store cupboard. Return stairs to first floor.

**KITCHEN AREA 9' 1" x 7' 4" (2.77m x 2.23m):** Low voltage downlighters inset. Panel fronted eye level and base units having roll edge formica preparation surfaces over with stainless steel 4-ring gas hob with electric oven/grill below with stainless steel extractor hood over. Stainless steel single drainer sink unit

inset. Integrated washing machine and dishwasher. Integrated fridge and freezer.

**First Floor :**

**LANDING :** 13 Amp power points. Two store cupboards.

**BEDROOM 1 FRONT 10' 3" x 8' 0" (3.12m x 2.44m):** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Fitted triple wardrobes.

**BEDROOM 2 REAR 13' 9" x 6' 9" (4.19m x 2.06m):** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM 6' 4" x 5' 6" (1.93m x 1.68m):** Low voltage downlighters inset. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with glass shower screen and thermostatically controlled mains fed shower over. Shaver point. Centrally heated towel radiator. Tiled floor.

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

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

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** B

**DIRECTIONS:** SATNAV CW12 2HF

