



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

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for guide. We have not carried out a detailed survey, and the mention of any appliances/equipment does not imply that they are in full working order. 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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7 Vicarage Avenue
Congleton, Cheshire CW12 2FW

Monthly Rental Of £1,750
(exclusive) + fees

- MODERN WELL PRESENTED DETACHED FAMILY HOME
- LOUNGE, STUDY & DINING KITCHEN
- FOUR BEDROOMS / TWO BATHROOMS
- DOUBLE BLOCK PAVED DRIVEWAY
- INTEGRAL GARAGE
- ENCLOSED REAR GARDEN WITH COUNTRYSIDE VIEWS

Discover Your Dream Home: A Bespoke Sanctuary of Modern Luxury.

Escape to this exceptional four-bedroom detached home, one of only nine exclusive residences nestled within a private, non-estate development. Boasting an impressive 'B' EPC rating, this property offers a perfect blend of contemporary style, comfort, and unrivalled convenience.

Imagine:

Arriving Home: A double block-paved driveway leads you to a home of striking kerb appeal, with stone-effect detailing that hints at the elegance within.

Stepping Inside: A welcoming reception hall leads to a stunning contemporary interior, featuring a luxury kitchen and beautifully appointed bath/shower/WC suites.

Living in Style: Enjoy spacious living areas, including a study, lounge, and a dining kitchen perfect for entertaining. Four double bedrooms, including a master en-suite, provide ample space for family and guests.

Basking in Views: Wake up to breathtaking farmland vistas, a daily reminder of the tranquil setting.

Effortless Living: Benefit from modern conveniences such as gas central heating and PVC

double glazing, ensuring comfort and efficiency year-round.

Beyond Your Door:

Exclusive Community: Situated on a private, no-through road, this home offers a sense of exclusivity and peace.

Prime Location: Enjoy easy access to Congleton town centre, Congleton Park, and the Biddulph Valley Way nature trail.

Convenient Connections: Excellent bus routes, reputable schools, and Congleton Railway Station with direct London connections are all within easy reach.

Local Delights: Explore nearby convenience stores, vibrant town centre amenities, serene canal towpaths, and a charming local pub.

This is more than just a home; it's a lifestyle.

Don't miss the opportunity to experience this exceptional property. Contact Timothy A Brown today to schedule your viewing. We'd love to welcome you home!

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE: Pitched canopy porch.

HALL 20' 0" x 7' 3" (6.09m x 2.21m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Stairs to first floor. Understairs store cupboard.



GUEST CLOAKROOM: Low level W.C. Pedestal wash hand basin. Single panel central heating radiator. Ceramic tiled floor.

STUDY 8' 3" x 6' 0" (2.51m x 1.83m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

LOUNGE 14' 3" x 13' 2" (4.34m x 4.01m): Single panel central heating radiator. 13 Amp power points. Television aerial point. PVCu double glazed french doors to rear garden.

DINING KITCHEN 24' 6" x 12' 0" (7.46m x 3.65m) max overall:

KITCHEN AREA 14' 1" x 8' 3" (4.29m x 2.51m): PVCu double glazed window to side aspect. Modern hi-gloss eye level and base units in white having granite preparation surfaces over with one and a half stainless steel sink unit inset. Built-in stainless steel 5 ring gas hob with extractor hood over. Built-in fan assisted oven/grill and microwave over. Integrated fridge, freezer, dishwasher and space for washing machine. Electric kickboard heater. Ceramic tiled floor.

DINING AREA 12' 0" x 10' 5" (3.65m x 3.17m): Single panel central heating radiator. 13 Amp power points. PVCu double glazed french doors to rear garden.

First Floor :

LANDING : Single panel central heating radiator. 13 Amp power points. Airing cupboard with lagged hot water cylinder. Access to roof space via a retractable ladder which is boarded with height.

BEDROOM 1 FRONT 15' 5" x 12' 1" (4.70m x 3.68m): PVCu double glazed window to front aspect. 13 Amp power points. Built-in wardrobes.

EN SUITE : PVCu double glazed window to front aspect. Low voltage downlighters inset. White suite comprising low level W.C. with concealed cistern, pedestal wash hand basin and separate shower cubicle with mains fed shower. Chrome centrally heated towel radiator. Walls tiled to splashbacks.

BEDROOM 2 REAR 12' 10" x 9' 2" (3.91m x 2.79m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.



BEDROOM 3 REAR 12' 10" x 9' 3" (3.91m x 2.82m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 FRONT 10' 10" x 9' 4" (3.30m x 2.84m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Built-in triple wardrobes.

BATHROOM 9' 5" x 6' 4" (2.87m x 1.93m): PVCu double glazed widow to rear aspect. Modern white suite comprising low level W.C., wall hung wash hand basin and panelled bath with mains fed shower over. Chrome centrally heated towel radiator. Walls tiled to splashbacks.

Outside :

INTEGRAL GARAGE 16' 0" x 9' 0" (4.87m x 2.74m) integral measurements: Electrically operated up and over door. Power and light. Wall mounted Ideal Logic gas central heating boiler.

FRONT : Block paved driveway for two cars.

REAR : Adjacent to the rear of the property is a timber decked terrace, a lovely outside dining area enjoying field views. Beyond are the lawned gardens with access to front via one side.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: E

DIRECTIONS: SATNAV: CW12 2FW

