



6 Stone Cottages

Weathercock Lane, Timbersbrook, Congleton,
Cheshire CW12 3PP

Monthly Rental Of £950

(exclusive) + fees

- TWO BEDROOM END TERRACE STONE COTTAGE
- OPEN VIEWS OVER COUNTRYSIDE
- CENTRAL HEATING & DOUBLE GLAZING
- REAR DRIVEWAY
- SEMI RURAL LOCATION

TO LET (Unfurnished)

'A Place in the Country!' A charming two bedroom end of terrace cottage situated in the beautiful rural setting of Timbersbrook having been updated and modernised providing comfortable and modern day requirements.

The well presented, spacious accommodation is enhanced with PVCu double glazing, central heating, fitted bespoke kitchen and briefly comprises: lounge, fitted kitchen, two double bedrooms and bathroom.

The property's outlook to the front allows views over undulating pastoral countryside and towards the Cheshire Plain, whilst to the rear a secluded attractive patio garden provides a beautiful setting for alfresco entertaining and off road parking beyond which is attractive woodland. Timbersbrook is a sought after rural area convenient for the local towns of Congleton, Biddulph and Macclesfield.

The accommodation briefly comprises
(all dimensions are approximate)

LOUNGE 12' 7" x 12' 4" (3.838m x 3.762m): Double glazed window to front aspect. Radiator. Feature fireplace with inset electric stove style heater. Stone floor.

KITCHEN 11' 4" x 9' 8" (3.448m x 2.945m): Range of base and wall mounted units. Integrated oven and hob with extractor hood over. Sink and drainer unit. Space for fridge freezer. Radiator. Double glazed window. Understairs utility cupboard housing wall mounted central heating boiler and space and plumbing for washing machine and tumble dryer.

REAR ENTRANCE PORCH : Loft access hatch. Stone floor.

BATHROOM : Suite comprising: w.c., pedestal wash basin, shower cubicle and bath with shower mixer tap. Two double glazed privacy windows. Stone floor.



First Floor :

STAIRS & LANDING : Double glazed window. Loft access hatch.

BEDROOM 1 FRONT 12' 4" x 12' 4" (3.77m x 3.75m): Double glazed window to front aspect. Radiator.

BEDROOM 2 12' 11" x 11' 0" (3.940m x 3.35m) (max): Double glazed window. Radiator.

Outside :

FRONT : Courtyard enjoying rural views.

REAR : Block paved patio garden providing off road parking.

SERVICES : Mains electricity and water are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV: CW12 3PP

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:-

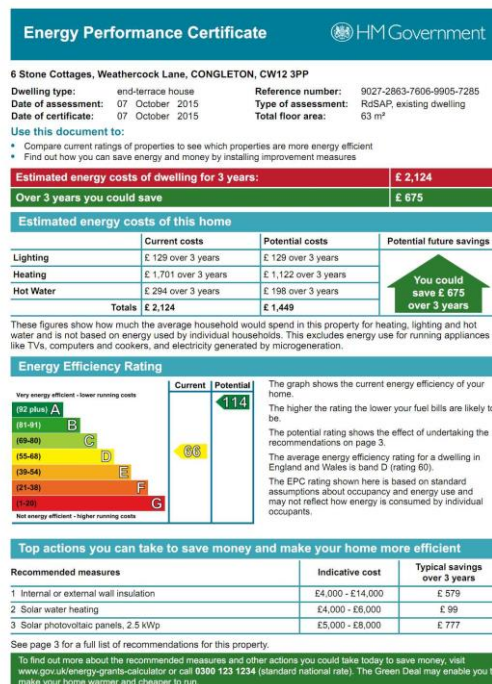
- (a) One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- (c) Owing to recent global insecurities, 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



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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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