

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



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

- 3 BEDROOM END MEWS
- STYLISH DINING KITCHEN & BATHROOM
- SPACIOUS LIVING ROOM
- ENCLOSED LAWNED GARDEN
- TANDEM DRIVEWAY PROVIDING SPACES FOR 2 CARS
- SHORT DISTANCE FROM CONGLETON TOWN CENTRE

TO LET (Unfurnished)

A fantastic double-fronted home that has been recently constructed.

Located within the exclusive Westlow Heath development on the outskirts of the vibrant town of Congleton, this stylish and relaxing home is well presented.

An entrance hall giving access to a cloakroom/W.C. then onwards into the living room which suits a wide range of configuration options as well as enjoying a deep understairs storage cupboard.

To the rear of the living room is a stylish dining kitchen which enjoys glazed French doors out into the rear garden and makes the perfect area for entertaining and relaxing in equal measure!

At first floor level are three bedrooms, and finally, a stylish bathroom suite.

Surrounded by scenic Cheshire countryside, yet just a short distance from Congleton's charming town centre with its traditional streets of shops and picturesque historic buildings, Westlow Heath offers a magnificent place to call home. Located midway between the M6 and the Peak District National Park, this stunning development offers the perfect balance of rural living and easy access to local amenities with excellent transport links.

Within Congleton, there are a range of everyday amenities available from local shops including Marks and Spencer Simply Food and Tesco, butchers, chemists, florists and newsagents. Congleton is perfect for enjoying countryside pursuits with Macclesfield Canal and the Peak District National Park offering stunning scenery and beautiful walks as well as the Cheshire cycleway that passes through the nearby village of Astbury.

Congleton is ideal for those simply wishing to get away from it all yet still easily accessible to major cities. Westlow Heath enjoys an incredibly convenient location, offering direct access via the new Congleton Link Road to Junctions 17 & 18 of the M6 providing easy access to Manchester and Stoke-on-Trent. Congleton train station offers regular commuter services to Manchester City Centre and Stoke-on-Trent that also offer direct routes to London Euston.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE HALL : Radiator. Bell chime. Door to:

CLOAKROOM/W.C. : PVCu double glazed opaque window. White suite comprising Low level W.C. and pedestal wash hand basin. Radiator.

LIVING ROOM 14' 7" x 13' 9" (4.44m x 4.19m) (16' 0" into bay): Three PVCu double glazed windows, one being bay. Two radiators. Stairs with cupboard below.

DINING KITCHEN 16' 2" x 10' 3" (4.92m x 3.12m): Two PVCu double glazed windows. Fitted with a range of contemporary white hi-gloss J-pull base and eye level units with concrete effect preparation surfaces over having composite single drainer sink unit inset with Chef's mixer tap. Bosch gas hob with extractor canopy over and oven below. Integrated fridge freezer, dishwasher and washing machine. Cupboard housing Vaillant gas central heating boiler. Two radiators. PVCu French doors to outside rear.

First Floor :

LANDING : Doors to all rooms.

BEDROOM 1 13' 9" x 8' 3" (4.19m x 2.51m): PVCu double glazed window. Radiator.

BEDROOM 2 10' 3" x 7' 10" (3.12m x 2.39m): PVCu double glazed window. Radiator.

BEDROOM 3 10' 0" x 5' 10" (3.05m x 1.78m) max: PVCu double glazed window. Radiator. Door to cupboard.

BATHROOM 6' 4" x 5' 6" (1.93m x 1.68m): PVCu double glazed opaque window. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with shower and screen over. Radiator. Fully tiled walls and floor.

Outside :

SIDE : Parking for two cars to side.

REAR : Laid to patio with lawn being fully enclosed and having garden gate.

SERVICES : All mains services 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 2GL

