



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:-

- One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- 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.
- 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

| Energy performance certificate (EPC) | |
|--|--|
| 14 Howey Hill CONGLETON CW12 4AF | Energy rating D |
| | Valid until: 27 October 2034 |
| | Certificate number: 2885-3943-4200-0374-3204 |
| Property type | Semi-detached house |
| Total floor area | 100 square metres |

Rules on letting this property

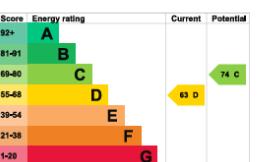
Properties can be let if they have an energy rating from A to E.

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>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



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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Timothy a brown

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Timothy a brown



14 Howey Hill
Congleton, Cheshire CW12 4AF

Monthly Rental Of £1,350
(exclusive) + fees

- STYLISH 1920's SEMI DETACHED HOME
- THREE BEDROOMS
- MODERN OPEN PLAN LIVING DINING KITCHEN
- SEPARATE LOUNGE & CONSERVATORY
- MODERN VICTORIAN STYLE BATHROOM
- DOUBLE WIDTH DRIVEWAY WITH PARKING FOR TWO CARS
- ENCLOSED REAR GARDENS
- HIGHLY SOUGHT AFTER AREA CLOSE TO TOWN CENTRE

Elegant 1920s Semi-Detached Home

Discover this beautifully presented 1920s semi-detached home, nestled in the sought-after Howey Hill neighborhood. Enjoy a tranquil setting while being just minutes away from the vibrant town centre.

Key Features:

- Period Charm:** Admire the original Minton tiled floors, feature coving, and classic architectural details.
- Modern Comforts:** Benefit from full gas central heating via a modern upgraded boiler and PVCu double glazing.
- Spacious Layout:** Three bedrooms, a NEWLY fitted open plan kitchen/dining room, spacious lounge with a cast iron stove, and garden room.
- Outdoor Oasis:** Enjoy landscaped gardens with the rear predominately laid with artificial lawns and which includes a patio seating area.



- Practicalities:** Double width 2 car driveway
- Convenient Location:** Situated in a quiet and desirable neighbourhood, within walking distance of the town centre.

Don't miss this opportunity to rent a stunning period home with modern amenities and a prime location.

The accommodation briefly comprises:

(all dimensions are approximate)

FRONT ENTRANCE : Brick built arched storm porch with black and white Minton tiled floor. Timber panelled front door with leaded and stained glass central panel to:

ENTRANCE HALL : Coving to ceiling. Picture rail. Double panel central heating radiator. 13 Amp power points. Black and white Minton tiled floor. Attractive spindled staircase to first floor.

CLOAKROOM : PVCu double glazed window to side aspect. White suite comprising: Low level W.C. and wall mounted wash hand basin.

LOUNGE 12' 10" x 12' 0" (3.91m x 3.65m) into bay: PVCu double glazed bay window to front aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Cast iron solid fuel burner set on tiled hearth.

OPEN PLAN LIVING DINING KITCHEN :

Dining Area 12' 5" x 10' 8" (3.78m x 3.25m): Picture rail. Inglenook feature fireplace with electric stove inset. 13 Amp power points. Fitted store cupboard. Oak effect floor. Squared off opening to conservatory.

Kitchen 15' 8" x 6' 5" (4.77m x 1.95m): PVCu double glazed windows to rear and side aspects. Modern shaker style eye level and base units with oak effect preparation surfaces over having ceramic 1.5 bowl sink with black Chefs tap. Integrated dishwasher, washing machine and fridge freezer. Built in stainless steel 4-ring gas hob with electric oven/grill below. Single panel central heating radiator. Cupboard housing Worcester gas combi boiler. Oak effect floor.

CONSERVATORY 10' 4" x 9' 7" (3.15m x 2.92m): Double glazed roof panels. Oak effect floor. PVCu double glazed French doors to outside.

First Floor : Spindled balustrade to:

GALLERIED LANDING : Linen cupboard. Access via retractable ladder to partially boarded roof space with light.

BEDROOM 1 REAR 12' 5" x 10' 9" (3.78m x 3.27m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Built in wardrobes to each alcove.

BEDROOM 2 FRONT 12' 0" x 11' 5" (3.65m x 3.48m): PVCu double glazed window to front aspect. Picture rail. 13 Amp power points. BT telephone point. Single panel central heating radiator. Original built-in cupboard.

BEDROOM 3 FRONT 7' 1" x 6' 6" (2.16m x 1.98m): PVCu double glazed window to front aspect. Picture rail. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 4" x 6' 4" (1.93m x 1.93m): PVCu double glazed window to rear aspect. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with Victorian style telephone handset bath/shower mixer over. Glazed grey brick effect tiles to bath splashback. Chrome centrally heated towel radiator. Grey oak effect floor.

Outside :

FRONT : Raised lawned garden with flower borders. Double width driveway for two cars.

REAR : An imprinted stone effect path leads to the rear patio seating area beyond which are L-shaped gardens predominately laid with artificial lawns. Cold water tap. Gated access to front.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: SATNAV CW12 4AF

