

## 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:-

- 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](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.

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

**99 Vaudrey Crescent**  
Congleton, Cheshire CW12 3HL

**Monthly Rental Of £950**  
(exclusive) + fees

- NEWLY REFURBISHED THREE BEDROOM SEMI DETACHED HOME
- LOUNGE PLUS CONSERVATORY
- DINING KITCHEN
- LUXURY SHOWER ROOM
- DRIVEWAY FOR SEVERAL VEHICLES
- DETACHED GARAGE
- REAR GARDEN WITH BRICK BUILT STORE

## TO LET (Unfurnished)

**\*\*TASTEFULLY MODERNISED AND UPDATED INTERIOR\*\*** **\*\*THREE BEDROOMS\*\*****LUXURY SHOWER ROOM\*\***LOUNGE, DINING KITCHEN AND CONSERVATORY\*\***GENEROUS DRIVEWAY, DETACHED GARAGE AND REAR GARDENS\*\***

Located on the fringe of the development, close to Congleton Park and Biddulph Valley walkway, this is an ideal home for those looking for an affordable property close to local amenities, schools & the town centre of Congleton.

Having three bedrooms and luxurious shower room to the first floor, downstairs you'll find a generous lounge and a great dining kitchen along with a conservatory. There's also a side entrance area with guest WC and a pantry.

Sat on a generous plot consisting of a gated and spacious driveway leading to a **DETACHED GARAGE**, there's also pleasant lawned gardens and an outhouse.

The best feature of the home just has to be the private woodland view to the rear assuring great degrees of peace, quiet and privacy!

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

**FRONT ENTRANCE** : PVCu double glazed door to:

**HALL** : PVCu double glazed windows to dual aspects. Single panel central heating radiator. White washed oak effect floor. 13 Amp power points. Stairs to first floor.

**LOUNGE** 16' 0" x 12' 6" (4.87m x 3.81m) to alcove: PVCu double glazed bow window to front aspect. Double panel central heating radiator. 13 Amp power points. Feature fireplace with floating oak mantle and slate hearth.

**DINING KITCHEN** 16' 4" x 8' 3" (4.97m x 2.51m): PVCu double glazed window to rear aspect. Extensive range of modern light oak effect eye level and base units having marble effect preparation surfaces over with stainless steel single drainer sink unit inset. Built-in stainless steel 4 ring gas hob with double electric oven below with integrated extractor canopy hood over. Space and plumbing for washing machine. Space for fridge freezer. Double panel central heating radiator. 13 Amp power points. Stone effect tiled floor. PVCu double glazed sliding door to conservatory.

**SIDE LOBBY** : PVCu double glazed door to outside.

**SEPARATE W.C.** : PVCu double glazed window to rear aspect. Low level W.C. Wash hand basin. Single panel central heating radiator. Fully tiled walls. Under stairs cupboard housing Vaillant central heating boiler.

**CONSERVATORY** 9' 8" x 6' 4" (2.94m x 1.93m): Brick built base with PVCu double glazed upper panels and triple polycarbonate roof over. Double panel central heating radiator. 13 Amp power points. Tiled floor. PVCu double glazed door to outside.

**LANDING** : PVCu double glazed window to side aspect. Doors to all bedrooms and shower room. Access to roof space.

**BEDROOM 1 REAR** 10' 8" x 10' 7" (3.25m x 3.22m): PVCu double glazed window to rear aspect. 13 Amp power points.

**BEDROOM 2 FRONT** 10' 0" x 9' 10" (3.05m x 2.99m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 FRONT** 8' 10" x 6' 10" (2.69m x 2.08m): (Floor area partially restricted by stair bulkhead). PVCu double glazed

window to front aspect. Single panel central heating radiator. 13 Amp power points.

**SHOWER ROOM** 8' 3" x 7' 9" (2.51m x 2.36m) max: PVCu double glazed window to rear aspect. Modern white suite comprising: low level W.C. Pedestal wash hand basin. Double panel central heating radiator. Large corner shower cubicle with glass screen and sliding door housing a mains fed shower. Large linen cupboard.

**Outside** :

**FRONT** : Lawned garden. A block paved driveway from the front, continues to the side and terminates at the garage.

**REAR** : Adjacent to the rear of the property is a block paved patio with store. Steps lead up to the enclosed gardens being mainly laid to lawns with patio to one corner and garden shed to the other.

**DETACHED GARAGE** 19' 6" x 9' 10" (5.94m x 2.99m) **internal measurements**: Up and over door. Power and light. Personal door.

**TENURE** : Freehold (subject to solicitors verification).

**SERVICES** : All mains services are connected (although not tested).

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

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: B

**DIRECTIONS**: SATNAV: CW12 3HL

