

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



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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

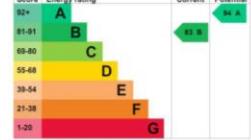
Energy rating and score

This property's energy rating is B. It has the potential to be A.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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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**4 Fairmill Grove,
Congleton, Cheshire CW12 2GY**

**Monthly Rental Of £1,500
(exclusive) + fees**

- LUXURIOUS 3 BEDROOM DETACHED BUNGALOW
- MODERN DINING KITCHEN, BATHROOM & ENSUITE
- OVER 960 SQFT PLUS ATTACHED GARAGE
- GENEROUS DRIVEWAY FOR NUMEROUS VEHICLES
- PRIVATE LANDSCAPED WRAP AROUND GARDENS
- EXTREMELY ENERGY EFFICIENT
- LOCATED ON THE FRINGE OF THE TOWN
- CLOSE TO AMENITIES & BUS ROUTES

TO LET (Unfurnished)

LUXURIOUS AND HIGHLY SPECIFIED MODERN THREE BEDROOM DETACHED BUNGALOW FORMING PART OF AN EXCLUSIVE NEWLY CREATED CUL DE SACOVER 960 SQFT PLUS ATTACHED GARAGE***GENEROUS DRIVEWAY FOR NUMEROUS VEHICLES***PRIVATE LANDSCAPED WRAP AROUND GARDENS*** EXTREMELY ENERGY EFFICIENT***MODERN GAS FIRED CENTRAL HEATING***HIGH SECURITY WINDOWS AND DOORS***MODERN DINING KITCHEN, BATHROOM AND EN SUITE*** LOCATED ON THE FRINGE OF THE TOWN***CLOSE TO AMENITIES AND BUS ROUTES***EXPERTLY BUILT AND BEAUTIFULLY FINISHED***

Wide reception hall. Sitting room. Stunning modern fitted dining kitchen. Master bedroom with en suite shower room. Large double sized second bedroom. Large single third bedroom. Luxurious bathroom with a crisp white suite. Private block paved driveway. Attached single garage with electric door. Enclosed wrap around landscaped gardens with lawns and Indian stone terrace seating areas.

A modern development of only 14 individually designed homes, built by a private developer, Fairmill Grove is a pleasant and highly regarded location in one of Congleton's most desirable locations.

Situated in the highly regarded Lower Heath area, with its location also absolutely ideal for walking access to the well regarded 'Eaton Bank Academy'. Within its immediate vicinity offers the likes of Congleton Retail Park which includes Tesco and Marks & Spencer Food, with the town centre within easy reach and such is its position to the north of Congleton allows convenient

access to the main Manchester and Macclesfield arterial routes.

On the edge of the scenic Cheshire Peak and conveniently served by fast motorway, high-speed rail and international air links, Lower Heath is an ideal location for your family, home and business.

Lower Heath is a well-established and sought after location, with beautiful Cheshire countryside on its doorstep just off the sought after Giantswood Lane, with the pretty rural village of Hulme Walfield close by. Westlow Mere is a stone's throw from the property, and a pleasant country stroll could easily become part of your daily routine.

Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blue Festival enhance an active cultural scene.

Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Lower Heath has outstanding transport and communications links : Immediate access to A34 and the recently completed Congleton Link Road, provides



convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham.

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE : Composite panelled door to:

HALL 22' 6" x 3' 9" (6.85m x 1.14m): 13 Amp power points. Grey marble effect Karndean floor.

LOUNGE 13' 4" x 13' 0" (4.06m x 3.96m): Dual aspect PVCu double glazed windows. 13 Amp power points. TV point.

OPEN PLAN DINING KITCHEN 17' 7" x 13' 0" (5.36m x 3.96m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Range of grey oak effect eye level and base units having matching preparation surfaces over, with composite black 1.5 stainless steel single drainer sink unit inset with chefs mixer tap. Built in Bosch 4 ring induction hob with integrated extractor hood over and glass splashback. Built in Bosch double electric oven and grill. Integrated fridge/freezer and dishwasher. The preparation surface continues to create a breakfast bar with seating for 4. 13 Amp power points. Grey marble effect Karndean floor. PVCu double glazed French doors to rear garden.

UTILITY 6' 10" x 5' 8" (2.08m x 1.73m): Grey oak effect eye level and base units with granite effect preparation surfaces, with space and plumbing for washing machine below. 13 Amp power points. Grey marble effect Karndean floor. Door to integral garage.

BEDROOM 1 FRONT 10' 0" x 10' 0" (3.05m x 3.05m) plus door recess: PVCu double glazed window to front aspect. 13 Amp power points. Grey marble effect Karndean floor.

ENSUITE : Modern white suite comprising: low level W.C. with concealed cistern, composite vanity wash hand basin with chrome mixer tap and corner shower cubicle with thermostatically controlled mains fed shower with glass sliding doors. Grey marble effect Karndean floor.



BEDROOM 2 FRONT 13' 5" x 11' 5" (4.09m x 3.48m): PVCu double glazed window to front aspect. 13 Amp power points. Grey marble effect Karndean floor.

BEDROOM 3 SIDE 13' 3" x 6' 9" (4.04m x 2.06m): PVCu double glazed window to side aspect. 13 Amp power points. TV point. Grey marble effect Karndean floor.

BATHROOM 7' 3" x 6' 10" (2.21m x 2.08m): Modern white suite comprising: Low level W.C. with concealed cistern, composite wall hung wash hand basin with cupboard below, panelled bath with chrome mixer tap and corner shower cubicle housing a mains fed shower with glass sliding doors. Grey marble effect Karndean floor.

Outside :

FRONT : New block paving to the front providing off road parking for at least 3 vehicles.

SIDE : Double gates to a side space where there is further parking available. The side is mainly laid to lawn with fence boundaries.

REAR : The rear garden comes with fashionable slat fencing, Indian stone paving, raised patio, artificial lawn and attractive borders, offering a degree of privacy with its South West rear aspect enjoying the sun all day.

INTEGRAL GARAGE 18' 6" x 9' 0" (5.63m x 2.74m) internal measurements: Electrically operated roller shutter door. Power and light. Wall mounted Ideal Logic gas combi boiler.

SERVICES : Mains water, electricity and gas. Private water treatment plant.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: SATNAV CW12 2GY

