

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.

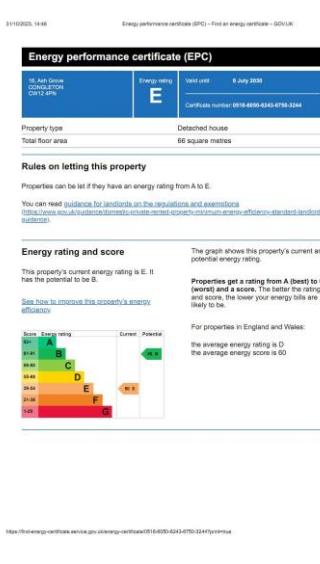
If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- (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.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: 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

Timothy a brown



16 Ash Grove

**Monthly Rental Of £1,300
(exclusive) + fees**

- MODERN WELL PRESENTED DETACHED FAMILY HOME
 - THREE BEDROOMS
 - CONSERVATORY
 - DRIVEWAY FOR TWO CARS
 - ENCLOSED REAR GARDEN
 - POPULAR WEST HEATH LOCATION

****MODERNISED INTERIOR** **FRESHLY DECORATED AND NEW CARPETS THROUGH**
BRAND NEW KITCHEN AND BOILER**

Small CUL DE SAC position in ever popular West Heath locality. Modern THREE bedroom detached FAMILY home with SOUTH WESTERLY FACING gardens and TANDEM DRIVEWAY.

Entrance hall. Cloakroom. Open plan lounge/through dining room. SEPARATE kitchen. CONSERVATORY. THREE BEDROOMS and family bathroom. Enclosed south west facing enclosed gardens. Driveway parking for two cars. Full PVCu double glazing and gas central heating.

Congleton offers a blend of cultural and leisure activities perfectly. It hosts a number of independent and chain shops, as well as regularly scheduled markets and craft fairs. The Daneside Theatre is the local theatre and is part of an active cultural scene. Astbury Mere Country Park is ideal for exploring the local countryside. Combined with the broad range of restaurant and bars it is effortlessly possible to while away the hours and unwind

from the working week with family and friends.

Situated in the sought after area of West Heath, set on the fringe of Cheshire's countryside, and is excellently sited on the western border within walking distance to excellent schools such as Congleton High School, Black Firs and Quinta Primary Schools as is the West Heath shopping precinct. The local area is particularly renowned for equestrian facilities with Somerford Park just a short distance away.

The area has been further enhanced with the completion of the new Congleton link road opened in 2021. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

The accommodation briefly comprises:

(all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed door with inset leaded glazed upper panels to:

ENTRANCE HALL: Single panel central heating radiator. 13 Amp power points. Door to:



CLOAKROOM: PVCu double glazing to side aspect. Low level w.c. and wall mounted wash hand basin. Tiled to splashbacks. Single panel central heating radiator.

LOUNGE/THROUGH DINER 23' 4" x 11' 8" (7.11m x 3.55m) reducing to 6'10": PVCu double glazed lead effect window to front aspect. Coving to ceiling. Double panel central heating radiator. Television aerial point. BT telephone point (subject to BT approval). 13 Amp power points. Understairs storage cupboard. Feature fireplace with Living Flame gas fire set on marble effect hearth with wood surround. Squared off opening to:

KITCHEN 8' 6" x 7' 7" (2.59m x 2.31m): PVCu double glazed window to rear aspect. Range of modern eye level and base units in grey having oak effect preparation surfaces with one and a half bowl single drainer stainless steel unit inset. Built in 4-ring gas hob with extractor hood over. Built in double electric oven. Integrated fridge and freezer. Integrated slimline dishwasher. Space and plumbing for washing machine. 13 Amp power points.

CONSERVATORY 3m (9ft 10in) x 2.9m (9ft 6in) : PVCu double glazed panels with triple polycarbonate roof over. Sliding patio doors to rear garden.

First floor :

LANDING : PVCu double glazed window to side aspect. 13 Amp power points. Airing cupboard housing Glowworm gas combi boiler.

BEDROOM 1 FRONT 3.66m (12ft 0in) x 2.62m (8ft 7in) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.



BEDROOM 2 REAR 3.38m (11ft 1in) x 2.62m (8ft 7in) : PVCu double glazed window to rear. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 2.44m (8ft 0in) x 1.9m (6ft 3in) : PVCu double glazed window to rear. Single panel central heating radiator. 13 Amp power points. Loft access

BATHROOM 6' 3" x 5' 10" (1.90m x 1.78m): PVCu double glazed window to front aspect. Modern white single panel central heating radiator. Suite comprising: low level w.c. with concealed cistern, pedestal wash hand basin, panelled bath with electric shower over.

Outside :

OUTSIDE FRONT: Tandem tarmacadam driveway for two cars. Access to rear. Lawned garden.

OUTSIDE REAR: Paved patio area, beyond which are enclosed lawned gardens with shrub borders. Access to side via garden gate.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: From our office proceed along West Street and continue into West Road, turning right on to Sandbach Road. Take the first right into Orchard Way and round to the left into Ash Grove where the property will be located on the right hand side clearly indicated by our To Let board.

