



Brynmore Drive , Macclesfield , SK11 7WA.  
£1,200.00 PCM

Whittaker & Biggs Est. 1930

## 46 Brynmore Drive, Macclesfield SK11 7WA.

This property is to be let on a minimum of Twelve Month Assured Shorthold Tenancy Agreement at a rental of £1,200.00 per calendar month with a £1,200.00 deposit payable. The tenant will be responsible for all outgoings i.e. Council Tax, Water, Electric and Gas.

Unfurnished and newly re-carpeted throughout. Available immediately for a twelve month let. A semi-detached property suitable for professional tenants or a small family.

The property benefits from a spacious living room, a handy ground floor WC, fitted kitchen with 'Range Style' gas cooker and a conservatory area. The property is situated in a popular residential location in a quiet cul de sac, close to a local primary school and shops. The accommodation briefly comprises: - entrance vestibule, downstairs w.c., lounge with living flame gas fire, dining kitchen area, conservatory, two double bedrooms, third box room/study, the master having an en-suite shower room, family bathroom. The property has an integral single garage with a sectioned off store area, tarmac driveway to the front and an enclosed tiered garden area to the rear. The property is double glazed and has gas central heating.



In detail the accommodation comprises:

### **Entrance Vestibule**

Double glazed entrance door with leaded window to front, radiator.

### **Ground Floor WC**

Low level WC, wash basin, double glazed window to front, radiator.

**Living Room** 14' 10" x 14' 9" max into stairs (4.53m x 4.50m)

Living flame gas fire set in marble effect hearth and surround with wooden mantle over, ceiling coving, tv aerial point, telephone point, two radiators, double glazed window to front, staircase leading to first floor with under stairs storage.

**Dining Kitchen** 14' 9" x 10' 0" (4.50m x 3.05m)

Fitted kitchen with base and eye level units, 'Range' style gas cooker with extractor hood over, one and a half bowl sink unit with mixer tap, double glazed window to rear, plumbing for washing machine, space for free standing fridge/freezer, part tiled walls, laminate flooring, combination boiler, extractor fan, radiator, Upvc double glazed doors to rear.

**Conservatory** 10' 4" x 7' 4" (3.15m x 2.23m)

Door to store area and garage, laminate flooring, double radiator, double glazed windows.

### **First Floor**

#### **Landing**

Shelved storage cupboard, access to loft.

**Bedroom One** 11' 3" x 8' 7" (3.44m x 2.62m)

Tv aerial point, telephone point, radiator, double glazed window to front.

#### **Ensuite**

Shower enclosure with electric shower, pedestal wash basin, low level WC, electric extractor fan, part tiled walls, radiator.

**Bedroom Two** 10' 6" x 8' 7" (3.20m x 2.62m)

Double glazed window to rear, radiator, television aerial.

**Box Room/study** 7' 8" x 6' 0" (2.33m x 1.83m)

Tv aerial point, double glazed window to front, radiator, storage over stairs.

#### **Bathroom**

Panelled bath with mixer tap and shower attachment, pedestal wash basin, low level WC, radiator, double glazed window to rear, tiled splash backs.

#### **Integral Garage**

Power and light, up and over door.

#### **Externally**

To the front of the property is a lawned area with tarmacadam driveway leading to the single garage, whilst to the rear is patio area, raised area laid with gravel, herbaceous borders, outside water tap, security light and pathway with gate to the side of the property.

Note:

Council Tax Band: D

EPC Rating: D

Viewings:

All viewings are strictly by appointment only.

For further details please contact:

Tel: 01625 430044



## Tenancy

The landlord is currently looking to secure an initial twelve month let. Sometimes longer periods can be agreed and in many cases renewals are possible, but you are advised to check prior to signing the agreement. Renewals will only be possible if tenancy terms have been complied with.

Rent will normally be payable monthly in advance by bank standing order, but agreed payment terms will be set out in the tenancy agreement. Rent is fully exclusive of all outgoing (unless specifically notified otherwise in these particulars). Rent cannot be paid by debit/credit card or cash.

A copy of the draft agreement can be provided on request and we recommend that intending tenants read it and raise any queries or concerns prior to signing.

## Right to Rent

Landlords and agents have a legal obligation to ensure that tenants are entitled to rent. Prior to any tenancy starting, all tenants will be obliged to produce proof of ID and current address.

## Damage Deposit

A damage deposit will be taken at the start of the tenancy. This is normally the equivalent of one month's rent, but may be increased where pets are permitted or there are valuable contents. This is held by The Deposit Protection Service, in accordance with legal requirements. Payment must be made by BACS. Credit/Debit Cards are not accepted.

## Directions

From this office turn left at the junction opposite the railway station, go across the traffic lights under the bridge into Buxton Road, just after the canal bridge turn right into Black Road and Brynmore Drive is the second turning on the left.

## Insurance

The landlord will be responsible for keeping insured the premises and the landlord's fixtures/fittings. Tenants are obliged to take out Tenants' Contents Insurance (we recommend this includes accidental damage to the property or landlord's contents).

## Pets

Pets are not normally permitted, but some landlords will agree, subject to an increased deposit. Those tenants with pets are advised to check beforehand.

## Furniture/fittings

Most houses offered by Whittaker and Biggs are unfurnished, but may include kitchen white goods. Prospective tenants are advised to check when viewing what will be provided at a particular property. A detailed independent inventory will be provided at the outset of the agreement.

## Fees:

**Unpaid Rent** Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

**Lost Key(s) or other Security Device(s)** Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement of keys for the tenant, landlord or any other persons requiring

keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

**Variation of Contract (Tenant's Request) £50 (inc. VAT) per agreed variation.** To cover the costs associated with taking landlord's instruction as well as the preparation and execution of new legal documents.

**Change of Sharer (Tenant's Request) £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.** To cover the costs associated with taking landlord's instruction, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

**Early Termination (Tenant's Request)** Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

## Payments

Rent and damage deposits must be paid by BACS. Where there is agreement to pay by Cheque, please allow seven working days for clearance. Tenants cannot move in until **all** payments have cleared.

### Important

Whittaker & Biggs for themselves and for the vendors/lessors of this property who's agents they are, give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agent has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used in their brochures and window displays are taken with non standard lenses.

agency\_online\_address}

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