



1 Priesty Fields

Congleton, Cheshire CW12 4AQ

Monthly Rental Of £625

(exclusive) + fees

- CHARACTERFUL & MODERNISED COTTAGE
- 1ST FLOOR DOUBLE BEDROOM. GROUND FLOOR RECEPTION ROOM OR BEDROOM 2
- MODERN BATHROOM & KITCHEN
- QUIET BACKWATER CLOSE TO THE TOWN CENTRE

TO LET (Unfurnished)

Tucked away in a quaint and traditional area just a stone's throw from the bustling market town of Congleton, this well-presented cottage style home is just fantastic!

Having been refreshed in recent years, the kitchen and bathroom are modern and stylish whilst the accommodation is fresh, clean, and well proportioned. A useful second reception room could suit a number of uses and could perhaps even be used as a second bedroom.

Externally, there is on street parking nearby and a short walk will find you amidst all the amenities the town has to offer whilst a short stroll in the opposite direction will find you in abundant countryside that's just ideal for unwinding!

The accommodation briefly comprises

(all dimensions are approximate)

LOUNGE 13' 6" x 12' 2" (4.11m x 3.71m): PVCu double glazed window to front aspect. Exposed beams to ceiling. Feature fireplace with tiled hearth and wooden mantelpiece over. BT telephone point (subject to BT approval). Double panel central heating radiator. 13 Amp power points. Meter cupboard. Oak effect floor.

KITCHEN 7' 6" x 7' 9" (2.28m x 2.36m): Modern fitted kitchen comprising: white laminate base and eye level units with roll edge laminate surface over having stainless steel single drainer sink unit inset. Exposed beam to ceiling. PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Integrated cooker and hob. Space and plumbing for washing machine. Stairs with cupboard below. Door to:



SITTING ROOM/BEDROOM 2 14' 3" x 9' 4" (4.34m x 2.84m): Triangular shape. Double panel central heating radiator. 13 Amp power points. Window to front aspect. Door to small amenity space.

First Floor:

LANDING : Access to roof space. Doors to bedroom, bathroom and walk in storage cupboard with shelving and modern combination gas central heating boiler.

BEDROOM FRONT 12' 11" x 12' 1" (3.93m x 3.68m): PVCu double glazed window to front aspect. Wardrobe fitted to alcove. Double panel central heating radiator. Television aerial point. 13 Amp power points.

BATHROOM 7' 4" x 7' 1" (2.23m x 2.16m): PVCu double glazed opaque window to side aspect. Modern fitted white bathroom suite comprising: w.c., pedestal wash hand basin and panelled bath with mains fed shower and screen over. Chrome centrally heated towel radiator.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: A

DIRECTIONS: From our office proceed along West Street turning right into Antrobus Street, left onto Mill Street and right on reaching the roundabout onto Mountbatten way. Turn right at the traffic lights and on reaching the pelican crossing proceed straight across onto Moody Street, taking the first right onto Priestly Fields where the property will be found on the right-hand side clearly indicated by our To Let board.



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:-

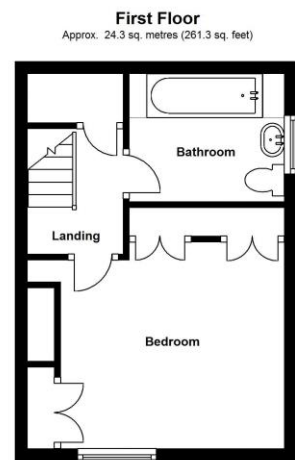
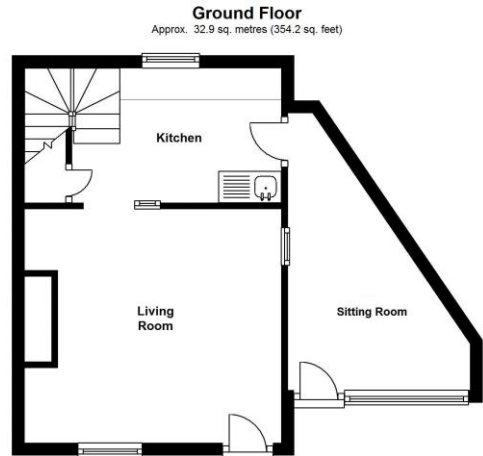
- (a) One month’s rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) A security deposit – equivalent to **five weeks rent in cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- (c) Owing to recent global insecurities, proof 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](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf)



Total area: approx. 57.2 sq. metres (615.5 sq. feet)

Energy Performance Certificate HM Government

1, Priesty Fields, CONGLETON, CW12 4AQ
 Dwelling type: Semi-detached house
 Date of assessment: 23 May 2016
 Date of certificate: 23 May 2016
 Reference number: 8305-6425-7030-0247-2022
 Type of measurement: RdSAP existing dwelling
 Total floor area: 49 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years	£ 2,481
Over 3 years you could save	£ 1,197

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 105 over 3 years	You could save £ 1,197 over 3 years
Heating	£ 2,078 over 3 years	£ 1,214 over 3 years	
Hot Water	£ 256 over 3 years	£ 165 over 3 years	
Totals	£ 2,481	£ 1,284	

These figures show how much the average household would spend on this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, refrigerators and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Current: G Potential: B

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 669
2 Floor insulation (solid floor)	£1,000 - £6,000	£ 108
3 Draught proofing	£80 - £120	£ 21

See page 3 for a full list of recommendations for this property.
 The information on this page is intended to provide you with an overview of the energy performance of your property. For more information, please contact us on 0800 444832. The Green Deal may enable you to make your home warmer and cheaper to run.

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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