

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:-

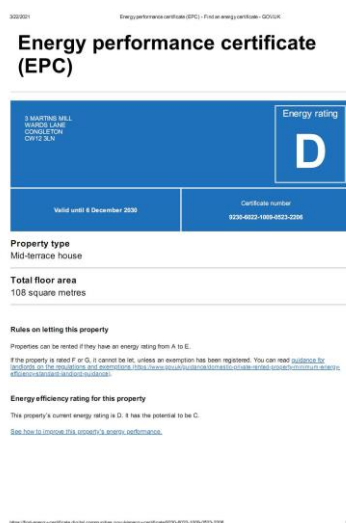
- (a) One month’s rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- (c) Owing to recent global insecurities, 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).

WE REGRET NO SMOKERS. PETS MAY BE CONSIDERED ON A CASE BY CASE BASIS.

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.



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3 Martins Mill

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Monthly Rental Of £1,400
(exclusive) + fees

- STUNNING TOWN HOUSE SET WITHIN A RESTORED & CONVERTED COTTON MILL
- FOUR BEDROOMS
- TWO BATHROOMS
- GARAGE WITH PARKING TO THE FRONT PLUS ONE FURTHER DESIGNED PARKING SPACE
- WELL REGARDED AREA
- ADDITIONAL CHARGE FOR TELEPHONE, BROADBAND & TV OF £81 PCM

TO LET (Unfurnished)

WATCH OUR BRAND NEW PROPERTY TOUR - coming soon A PRESTIGIOUS AND BEAUTIFULLY RESTORED COTTON MILL CONVERTED TO ONLY NINE INDIVIDUAL STUNNING DWELLINGS, SET IN AN UNRIVALLED RURAL LOCATION OVERLOOKING THE MILL'S FEEDER POND.

Telephone, broadband and TV package, currently an additional charge of £81 per month (To be agreed subject to package).

Bespoke kitchen, stunning sitting room with views over the mill pond, four bedrooms and two bathrooms over two floors. Garage. Front terrace with a beautiful aspect over the pond. The mill's location overlooking the feeder pond and in a wonderful rural setting, ties in its close proximity to the town centre of Congleton and for those seeking such a home are sure to be excited on viewing such a dramatic individual residence.

This particular property providing accommodation on three levels which in turn offers versatile uses of rooms, steering clear of true conventional modern day living. On entering the property, a bespoke kitchen with modern industrial steel effect units, natural granite preparation surfaces and a plethora of quality Siemens appliances and electric under floor heating. Following on is the main sitting room with limestone tiled floor with electric underfloor heating and stunning views over the mill pond, a picture door leads onto the front terrace, which provides a lovely area for alfresco entertaining. The central staircase leads to the first floor, which provides bedroom three/second lounge and bedroom four/dining room, and the luxuriously appointed shower room. The second floor

offers bedroom two with a mezzanine IT/chill out area, and main front bedroom, both of which are epitomised with high angular ceilings with beautiful exposed oak beams, and finally the modern bathroom.

Outside is a parking bay directly in front of the garage, with utility off. One further designated parking space. The property is embellished with gas fired central heating, and sealed unit double glazing.

Situated within Dane In Shaw - a rural area of obvious outstanding natural beauty, with easy to reach gentle walks along the tree lined Biddulph Valley disused railway line and Macclesfield Canal. Mossley C of E Primary School is found close by, as are quite a number of well regarded local hostellers, such as The Queens Head Hotel, The Railway Inn, and The Castle Inn, all of which are child and dog friendly and offer a surprisingly wide range of good quality food. It's an idyllic rural spot, yet without feeling isolated and is practically close to the bustling town centre of Congleton. For the commuter, access to the nearby Northwest motorway network is easily available at Junction 17 or 18 of the M6 motorway. It is also practically located for the town's railway station which offers links to national rail networks with frequent connections to London Euston and Manchester Piccadilly. Manchester International Airport is also easily accessible.

The accommodation briefly comprises

(all dimensions are approximate)

MAIN ENTRANCE : Steps lead from the parking area onto a timber decked terrace with the entrance having a timber and glazed door to:

KITCHEN 12' 7" x 10' 1" (3.83m x 3.07m) plus door recess: Timber framed sealed unit double glazed Georgian style window to rear aspect. Deep skirting. Modern range of industrial steel effect fronted eye level and base units with granite preparation surfaces over having stainless steel sink unit inset with mixer tap. Built-in Siemens 4 ring gas hob with Siemens electric oven below and matching stainless steel extractor canopy above. Integrated fridge and dishwasher. Siemens integrated microwave Chrome centrally heated radiator. 13 Amp power points. Limestone tiled floor with electric underfloor heating. Double doors opening to:

SITTING ROOM 13' 2" x 12' 9" (4.01m x 3.88m) into recess: Feature timber framed sealed unit double glazed window with inset lead effect and door opening to the front patio overlooking the pond. Inset ceiling spotlights. Double panel central heating radiator. Feature fireplace. BT telephone point (subject to BT approval). Television aerial point. 13 Amp power points. Understairs storage cupboard. Stone effect tiled floor with electric underfloor heating.

First floor : LANDING : Doors to:

BEDROOM 3 / SECOND LOUNGE 12' 10" x 11' 10" (3.91m x 3.60m): Two timber framed sealed unit Georgian style double glazed windows to front aspect overlooking the pond. Double panel central heating radiator. 13 Amp power points. Television aerial point. Natural oak effect floor.

SHOWER ROOM : Inset ceiling spotlights. White suite comprising: low level w.c., wall hung wash hand basin and fully enclosed double sized shower cubicle with mains fed shower and glass shower screen door. Chrome centrally heated towel radiator. Natural stone effect tiled floor with electric underfloor heating.

BEDROOM 4 / DINING ROOM 12' 10" x 8' 8" (3.91m x 2.64m) to wardrobes: Two timber framed sealed unit double glazed Georgian style windows to rear aspect. Single panel central heating radiator. 13 Amp power points. Built in triple wardrobe.

SECOND FLOOR : LANDING : Door to:

BEDROOM 2 REAR 10' 4" x 8' 6" (3.15m x 2.59m) to stairs: High angular ceilings with beautiful exposed oak beams. Two timber framed sealed unit double glazed sash Georgian style windows to rear aspect. Two single panel central heating radiators. 13 Amp power points. Built in wardrobes. Steps to mezzanine area.

MEZZANINE AREA 12' 9" x 8' 10" (3.88m x 2.69m): Some restricted headroom. IT/Chill out area. Exposed oak beams.

BATHROOM : Low voltage downlighters inset. Modern white suite comprising: low level w.c., ceramic wash hand basin and panelled bath with chrome bath/shower mixer. Chrome centrally heated towel radiator. Marble effect tiles to walls and floor with electric underfloor heating.

BEDROOM 1 FRONT 12' 6" x 10' 9" (3.81m x 3.27m): High angular ceilings with beautiful exposed oak beams. Two timber framed sealed unit double glazed Georgian style windows to front aspect with views over the Mill Pond. Double panel central heating radiator. 13 Amp power points. Natural oak floor.

Outside :

FRONT : To the front is an Indian stone paved terrace overlooking the Mill Pond.

REAR : Steps up to the main entrance. Parking bay directly outside garage door. One further additional parking space (5 spaces from left hand side).

GARAGE 19' 7" x 9' 5" (5.96m x 2.87m) internal measurements: Up and over door. Power and light. Wall mounted Sime gas combination boiler.

UTILITY 9' 5" x 6' 3" (2.87m x 1.90m): Single panel central heating radiator. Sink unit. Space and plumbing for washing machine and tumble dryer.

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: E

DIRECTIONS: From Mountbatten Way follow the signs for Biddulph. Pass over the railway station and continue on this road until you reach the traffic lights. At the traffic lights turn left into Reades Lane, continue down the road and take the left turning into Wards Lane prior to the bridge. Follow this road along and Martins Mill is directly facing you.

