

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

Energy Performance Certificate HM Government

4, The Moorings, CONGLETON, CW12 3RF
 Dwelling type: Detached house Reference number: 8661-6822-5390-1767-9996
 Date of assessment: 13 February 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 18 February 2019 Total floor area: 122 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 installing improvement measures.

Estimated energy costs of dwelling for 3 years:	£ 3,810
Over 3 years you could save	£ 1,428

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 237 over 3 years	You could save £ 1,428 over 3 years
Heating	£ 2,904 over 3 years	£ 1,917 over 3 years	
Hot Water	£ 567 over 3 years	£ 228 over 3 years	
Totals	£ 3,810	£ 2,382	

These figures show how much the average household would spend in 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, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

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 60). 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.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 198
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 286
3 Low energy lighting for all fixed outlets	£35	£ 84

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 8300 123 1234 (standard national rate). The Green Deal may enable you 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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4 The Moorings
 Congleton, Cheshire CW12 3RF

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

- MODERN DETACHED 4 BEDROOM FAMILY HOME
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- INTEGRAL GARAGE & DRIVEWAY FOR 2/3 VEHICLES
- SMALL CUL DE SAC LOCATION

TO LET (Unfurnished)

A FOUR BEDROOM DETACHED FAMILY HOME POSITIONED WITHIN A SMALL CUL DE SAC WITH PRIVATE DRIVEWAY AND SAFELY ENCLOSED GARDENS. GAS CENTRAL HEATING AND FULL PVCU DOUBLE GLAZING. EASY WALKING DISTANCE OF TOWN CENTRE AND CLOSE TO CONGLETON RAILWAY STATION.

Reception hall, cloakroom, modern kitchen. Separate lounge and dining room. Four bedrooms (the master bedroom with en suite shower room) and modern family bathroom. Integral garage. Driveway for two/three vehicles. Enclosed lawned gardens.

Ideally located within only a short walk from the town centre shops and restaurants, Congleton Park, the leisure centre and the railway station, which offers connections to national networks and frequent expresses to London and Manchester.

Congleton is dripping with history, the market town dates back as far as the Neolithic Age. In the 1620's it is believed that Congleton sold its town bible and used the proceeds to purchase a new town bear forever earning it the nickname "Beartown".

Located within the heart of the Cheshire countryside you are never far from a picturesque scene fit for a postcard.

Congleton boasts excellent transport links to the North West. No 4 The Moorings is only a 10 minute drive away from junction 17 of the M6 motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities. Only a 20 minute walk from Congleton train station which is located on the West Coast main line. This benefits from hourly direct services to Manchester city centre within 40 minutes and Stoke on Trent within 15 minutes.

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed panelled door with glazed insert to:

HALL : Single panel central heating radiator. 13 Amp power points. Stairs to first floor.

SEPARATE W.C. : PVCu double glazed window to side aspect. White suite comprising: low level w.c. and vanity wash hand basin. Single panel central heating radiator. Ceramic tiled floor.

LOUNGE 15' 9" x 12' 4" (4.80m x 3.76m): PVCu double glazed bay window to front aspect. Coving to ceiling. Two single panel central heating radiator. 13 Amp power points. Television aerial point. Modern living flame coal effect gas fire set on granite effect hearth and back with cherry wood fire surround. Double doors to dining room.

DINING ROOM 10' 3" x 9' 7" (3.12m x 2.92m): Coving to ceiling. 13 Amp power points. Single panel central heating radiator. Light oak flooring. PVCu double glazed sliding patio door to rear garden.

KITCHEN 11' 0" x 10' 0" (3.35m x 3.05m): PVCu double glazed window to rear aspect. Range of modern laminate fronted eye level and base units having wood effect roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset. Built-in four ring electric hob with extractor hood over. Built-in electric oven and grill. Integrated dishwasher. Space for fridge/freezer. Single panel central heating radiator. Tiled to splashbacks. 13 Amp power points. Door to understairs store cupboard.

UTILITY 6' 3" x 5' 2" (1.90m x 1.57m): Preparation surfaces over with stainless steel single drainer sink unit inset and cupboard below. Space and plumbing for washing machine. 13 Amp power points. Single panel central heating radiator. Wall mounted central heating boiler. PVCu double glazed door to rear garden.

First Floor :

GALLERIED LANDING : PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Access to roof space. Airing cupboard with lagged hot water cylinder.

BEDROOM 1 FRONT 13' 3" x 10' 7" (4.04m x 3.22m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Range of wardrobes and cupboards fitted to one wall.

EN SUITE : PVCu double glazed window to front aspect. Low voltage downlighters inset. White suite comprising: Separate and fully enclosed shower cubicle housing mains fed shower. Wash hand basin set in vanity unit with double cupboard below. Low level w.c. Tiled to splashbacks. Single panel central heating radiator.

BEDROOM 2 REAR 12' 10" x 9' 4" (3.91m x 2.84m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 9' 1" x 7' 6" (2.77m x 2.28m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 FRONT 8' 8" x 8' 0" (2.64m x 2.44m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 7" x 6' 6" (2.01m x 1.98m): PVCu double glazed window to rear aspect. White suite comprising: Panelled bath with mains fed shower over. Wash hand basin set in vanity unit with double cupboard below. Low level w.c. Walls tiled to splashbacks. Single panel central heating radiator.

Outside :

FRONT : A block paved driveway provides off road parking which terminates at the integral garage.

REAR : A flag laid patio extends to the rear of the property beyond which are lawned gardens with established shrubbery hedgerow.

ATTACHED GARAGE 16' 5" x 8' 6" (5.00m x 2.59m) Internal measurements: Double timber doors. Power and light. Cold water tap.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: E

DIRECTIONS: SATNAV CW12 3RF

