

## 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.

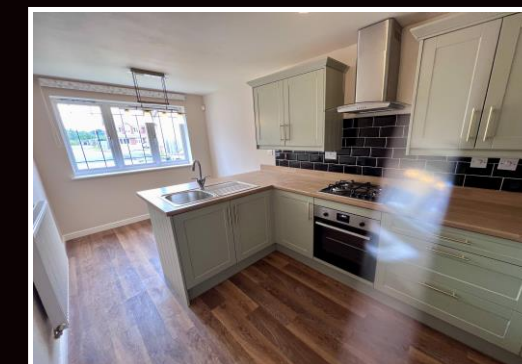
Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

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)



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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
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**17 Kensington Drive**  
Congleton, Cheshire CW12 2GF

**Monthly Rental Of £1,100**  
(exclusive) + fees

- MODERN 3 BEDROOM SEMI DETACHED HOME
- KITCHEN DINER
- SEPARATE LOUNGE
- PVCu DOUBLE GLAZING AND GAS CENTRAL HEATING
- DRIVEWAY WITH OFF ROAD PARKING
- ENCLOSED REAR GARDEN WITH WONDERFUL CHURCH VIEWS
- POPULAR LOCATION OF BUGLAWTON



## TO LET (Unfurnished)

A freshly updated, modern three bedroom semi detached home with newly fitted kitchen, tarmac driveway and a good sized lawned garden which features St Johns Church as a pleasant backdrop.

The accommodation comprises entrance hall, lounge, dining kitchen, cloakroom, three bedrooms and bathroom with white suite. Fully double glazed and gas central heating. Externally to the front is the tarmac driveway which leads down the side of the property, to a pathway terminating at the gate, which opens onto the enclosed lawned garden with paved terrace. Situated on a small maturing development in the popular Buglawton area.

Locally, you have it all! Great amenities by way of nearby convenience stores and you're within walking distance to the bustling town centre of Congleton and all of its shops, bars, pubs, restaurants and leisure facilities.

A short walk in the opposite direction will find you in abundant countryside via the serene canal towpaths taking you toward the famous 'Bosley Cloud', and it's within the catchment of reputable primary schools; Buglawton and Havannah, and the Eaton Bank Academy secondary school, plus there's even a pleasant public house just a gentle stroll away.

Access to Macclesfield is quick as it sits on the northern side of Congleton, and the town's railway station is within easy reach, offering regular expresses to Stoke and Manchester.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE :** Front door to:

**HALL :** Spacious and light entrance hallway giving access to the Kitchen Diner, Lounge, Downstairs W.C. and stairs to the First Floor. Single panel central heating radiator. 13 Amp power points. Oak effect floor.

**KITCHEN DINER 17' 0" x 7' 10" (5.18m x 2.39m):** PVCu double glazed window to front aspect. Eye level and base units in sage green with contemporary oak worktop. Tiled splashbacks. Integrated fridge/freezer. Space & plumbing for washing machine. Gas hob with electric oven and oven/grill with overhead extractor fan. Stainless steel 1.5 sink bowl and mixer tap. Single panel central heating radiator. 13 Amp power points. Space for family dining. Oak effect floor.

**LOUNGE 14' 6" x 11' 4" (4.42m x 3.45m):** PVCu double glazed patio doors and further PVCu double glazed window to rear garden. Radiator. 13 Amp power points. TV point.

**DOWNSTAIRS W.C. 2' 7" x 5' 1" (0.79m x 1.55m):** PVCu double glazed opaque window to front aspect. White suite comprising W.C. and wash hand basin. Single panel central heating radiator. Oak effect floor.

**First Floor :**

**LANDING :** Access to all three Bedrooms and Bathroom. Access to boarded loft with pull down ladder. Door to airing cupboard with lagged cylinder. 13 Amp power points.

**MASTER BEDROOM FRONT 9' 5" x 12' 7" (2.87m x 3.83) to wardrobes:** Two PVCu double glazed windows to front aspect. Built in wardrobes. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 REAR 12' 2" x 7' 7" (3.71m x 2.31m):** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 REAR 8' 3" x 6' 6" (2.51m x 1.98m) plus door recess:** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM 6' 2" x 6' 6" (1.88m x 1.98m):** PVCu double glazed opaque window to side aspect. Fitted white bathroom suite comprising W.C., wash hand basin, bath with electric shower over and glass screen. Half tiled walls. Single panel central heating radiator. Oak effect floor.

**Outside :**

**REAR :** Full enclosed and mostly laid to lawn with hardstanding patio creating a wonderful entertaining area. Views of the Church.

**SERVICES :** All mains services are connected.

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

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** C

**DIRECTIONS:** SATNAV CW12 2GF

Energy performance certificate (EPC)		
17, Kensington Drive CONGLETON CW12 2GF	Energy rating <b>D</b>	Valid until: 12 June 2029 Certificate number 8709-8976-0429-7997-0613
Property type	Semi-detached house	
Total floor area	87 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).		
<b>Energy rating and score</b>		
This property's current energy rating is D. It has the potential to be B.		
<a href="#">See how to improve this property's energy efficiency.</a>		
The graph shows this property's current and potential energy rating.		
<b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 60		

