



10 Mossley Court

Mossley, Congleton, Cheshire CW12 3BW

Monthly Rental Of £1,100

(exclusive) + fees

- WELL MAINTAINED PLEASANT DETACHED BUNGALOW
- THREE BEDROOMS
- LOUNGE AND DINING ROOM
- CUL DE SAC POSITION
- POPULAR MOSSLEY LOCATION

TO LET (Unfurnished)

Situated in the ever popular Mossley area within a small and quiet cul-de-sac, this pleasant detached bungalow is just a short walk from abundant countryside, excellent amenities at 'Hightown' and great transport links via both road and rail.

The property has been well maintained and comes with UPVC double glazing and gas central heating. The spacious accommodation will suit a number of your needs whilst outside lies a garden that's just ideal for relaxing and entertaining!

We implore you to book an internal viewing to see for yourself.... we're sure you won't be disappointed!

The accommodation briefly comprises

(all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed front door with matching side panel to:

HALL : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Beech effect flooring as laid.

LOUNGE 16' 2" x 12' 3" (4.919m x 3.746m): PVCu double glazed bow window to front aspect. Exposed beams to ceiling. Sandstone open coal fireplace. Double panel central heating radiator. 13 Amp power points. Television aerial point.

DINING ROOM : PVCu double glazed bay window to front aspect. Low voltage downlighters inset. Double panel central heating radiator. 13 Amp power points. Beech effect flooring as laid.

KITCHEN 14' 1" x 9' 2" (4.288m x 2.793m): PVCu double glazed window to front aspect. Range of white Shaker style eye level units, one being a glass fronted display cabinet, and base units having granite effect roll edge formica preparation surfaces with Belfast sink inset. Built-in 4-ring gas hob with matching electric fan assisted oven and with grill below and matching extractor hood over. Integrated fridge and freezer. Integrated dishwasher. 13 Amp power points. Stone effect floor tiles. Cupboard housing Vokera central heating combi boiler. Hardwood multi-glazed stable door to side.

BEDROOM 1 REAR 12' 5" x 11' 2" (3.781m x 3.411m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point.

BEDROOM 2 FRONT 11' 4" x 8' 0" (3.442m x 2.432m): PVCu double glazed window to front aspect. Single panel central heating radiator. Beech effect flooring as laid.

BEDROOM 3 REAR 9' 6" x 8' 9" (2.887m x 2.672m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM : PVCu double glazed window to side aspect. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with mains fed shower over. Blue and white glazed tiles to splashbacks. Single panel central heating radiator. Built-in linen cupboard. Birch effect flooring as laid.

Outside :

FRONT : Private and enclosed lawned garden with flower borders. Path to front door. Path to side leading to rear garden. Double width driveway.

ATTACHED LARGE SINGLE GARAGE : Double timber doors. PVCu double glazed window to side aspect. 13 Amp power points and light.

REAR : Lawned garden enclosed with timber lapped fencing. Covered store area.



SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: D

DIRECTIONS: From Congleton Town Hall, proceed opposite on to Canal Street, which in turn becomes Canal Road. After passing the Moss Inn, continue over the railway bridge and take your immediate right into Moss Road and then take the first right into Mossley Court where the property will be found on the left hand side clearly identified 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:-

- One month’s rent in advance in **cleared funds** (less the amount of the holding deposit).
- 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.
- Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of identity, i.e. utility bills.

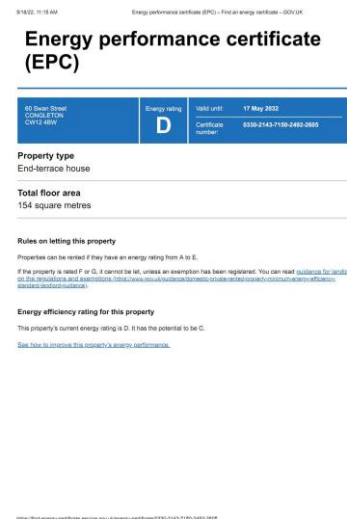
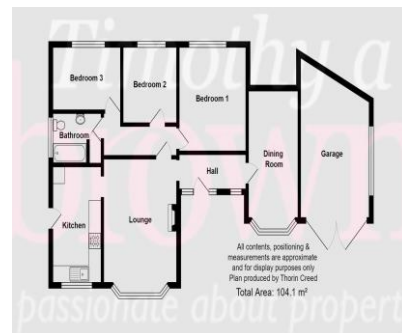
Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The

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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