



#### 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.

2-4 West Street Congleton Cheshire CW12 1JR  
Tel: 01260 271255 Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

**Timothy a  
brown**  
[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)

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brown**



**5 Buttermere Court**  
Congleton, Cheshire CW12 4JD

**Monthly Rental Of £1,150**  
(exclusive) + fees

- WELL PRESENTED DETACHED FAMILY HOME
- LOUNGE & CONSERVATORY
- THREE BEDROOMS
- DETACHED GARAGE WITH PARKING FOR ONE CAR
- REAR ENCLOSE GARDEN
- POPULAR WEST HEATH AREA



TO LET (Unfurnished)

POPULAR RESIDENTIAL AREA. A THREE BEDROOM DETACHED HOME WITH CONSERVATORY AND DETACHED GARAGE. VERY PRIVATE SOUTHERLY FACING REAR GARDENS.

Entrance hall, lounge/through dining room, CONSERVATORY, kitchen, three bedrooms and bathroom. Detached garage. GOOD SIZED and PRIVATE rear gardens enjoying a SOUTHERLY ASPECT.

Full PVCu double glazing and gas central heating.

Positioned in the very popular residential West Heath area, with commendable schools literally within a few minutes walk, as is the West Heath Shopping Centre.

Virtually immediate access on to the main arterial route to the M6 motorway, which lies 6 miles to the west, and Manchester Airport is approximately 17 miles north and again easily accessed by road.

The accommodation briefly comprises  
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to front.

HALLWAY : Staircase leading to the first floor. Double panel central heating radiator. 13 Amp power points. Door to:

LOUNGE/DINING ROOM 23' 0" x 14' 0" (7.01m x 4.26m) narrowing to 9ft 3in (2.82m): PVCu double glazed bow window to front aspect. Living flame gas fire with tiled surround, pine



mantel and glazed tiled hearth. Coving to ceiling. Television aerial point. 13 Amp power points. Understairs storage cupboard housing gas meter and consumer unit. Double glazed French doors leading to the conservatory.

VICTORIAN STYLE CONSERVATORY 10' 0" x 9' 10" (3.05m x 2.99m): Brick built base with PVCu double glazed upper panels with triple polycarbonate roof over. Television aerial point. Double panel central heating radiator. 13 Amp power points. PVCu double glazed French doors opening into the garden.

KITCHEN 9' 6" x 7' 8" (2.89m x 2.34m): PVCu double glazed window to rear aspect. Fitted with a range of laminate fronted wall, base and drawer units with marble effect preparation surfaces over with stainless steel single drainer sink unit. Built-in electric double oven with 4-ring gas hob over and integrated extractor above. Space and plumbing for washing machine. Space for fridge/freezer. Slate effect tiled floor. 13 Amp power points. PVCu double glazed door to the rear.

First Floor :

LANDING : Access to roof space via a retractable ladder with light. Linen cupboard housing wall mounted Baxi combination boiler.

BEDROOM 1 10' 5" x 9' 6" (3.17m x 2.89m) plus wardrobes: PVCu double glazed window to the rear aspect. Built-in triple wardrobe with mirrored sliding doors. Single panel central heating radiator. Dado rail. Coving to ceiling. Television aerial point. 13 Amp power points.

BEDROOM 2 11' 5" x 10' 0" (3.48m x 3.05m) into wardrobes: PVCu double glazed window to front aspect. Built-in mirrored wardrobes. Single panel central heating radiator. Coving to ceiling. Television aerial point. 13 Amp power points.

BEDROOM 3 8' 6" x 7' 0" (2.59m x 2.13m): PVCu double glazed window to front aspect. Single panel central heating radiator. Television aerial point. 13 Amp power points.



BATHROOM : PVCu double glazed window to rear aspect. Fitted with a white three piece suite comprising: low level w.c., pedestal wash hand basin and whirlpool type panelled bath with water jets and mains shower over. Single panel central heating radiator. Fully tiled walls.

Outside :

FRONT : Pathway to front door. Lawned garden with flower borders. Gated access to the rear.

REAR : A very private and enclosed garden ideal for families. It also enjoys a sunny aspect with good sized lawns and paved patio seating area. To one side of the property is space for a timber garden shed. Cold water tap. Gated access to the front. To the rear of the garden is the detached garage with personal door into the garage.

GARAGE 17' 1" x 8' 3" (5.20m x 2.51m): Up and over door. Power and light. Courtsey door to garden. The garage is approached via car by turning left into a track found immediately after turning into Buttermere Court.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 4JD

