



## 1 Lower Park Street

Congleton, Cheshire CW12 1EH

Monthly Rental Of £750

(exclusive) + fees

- FULLY RENOVATED COTTAGE
- TWO BEDROOMS
- ENCLOSED REAR COURTYARD WITH OFF ROAD PARKING SPACE
- CLOSE TO TOWN CENTRE

## TO LET (Unfurnished)

BEHIND A MODEST EXTERIOR HIDES AN EXCEPTIONAL INTERIOR!!!! A COMPLETELY REMODELLED AND FULLY RENOVATED TWO BEDROOM COTTAGE. CENTRALLY LOCATED.....YET OFF THE BEATEN TRACK ONLY A FEW MINUTES WALK OF THE TOWN CENTRE. CONVENIENT TOO FOR CONGLETON PARK, THE LEISURE CENTRE AND RAILWAY STATION, WHICH OFFERS CONNECTIONS TO NATIONAL NETWORKS AND FREQUENT EXPRESSES TO LONDON AND MANCHESTER.

Sitting room. Modern dining kitchen. Two double bedrooms (master bedroom with private wc off) Basement with utility area, useful cellar and bathroom. Full PVCu double glazing and gas central heating. Secure rear courtyard providing space for OFF ROAD PARKING.

### The accommodation briefly comprises

(all dimensions are approximate)

**CANOPY STORM PORCH** 3.15m (10ft 4in) x 3.12m (10ft 3in) : Timber panelled door to:

**LOUNGE** 11' 4" x 10' 3" (3.45m x 3.12m) to alcove: PVCu double glazed window to front aspect. 13 amp power points. Television aerial point. Cupboard to one alcove housing gas meter. Stairs to first floor. Recessed feature fireplace with stone hearth and having electric stove inset.

**DINING KITCHEN** 11' 4" x 10' 3" (3.45m x 3.12m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Range of beech effect fronted eye level and base units having marble effect roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset. Built-in four ring gas

hob with electric double oven below and integrated extractor hood over. Tiled to splashbacks. 13 amp power points. Double panel central heating radiator. Stairs down to basement.

**GROUND FLOOR REAR HALL/UTILITY AREA** : Single panel central heating radiator. Wall mounted Ideal gas combination boiler. Low voltage downlighters inset. Base units with space and plumbing for washing machine. Space and vent for tumble dryer. 13 Amp power points. Door to outside rear. Door to bathroom.

**BATHROOM** 10' 3" x 6' 0" (3.12m x 1.83m): PVCu double glazed window to rear aspect. Modern white suite comprising: Panelled bath with bath/shower mixer. Pedestal wash hand basin. Low level w.c. Single panel central heating radiator. Fully tiled walls. Low voltage downlighters inset. Understairs store cupboard.

**CELLAR** 10' 4" x 9' 2" (3.15m x 2.79m): Light.

### FIRST FLOOR LANDING :

**BEDROOM 1 FRONT** 3.51m (11ft 6in) x 3.15m (10ft 4in) Into Chimney Recess: PVCu double glazed window to front aspect. Double panel central heating radiator. 13 amp power points. Recessed open fronted cupboard.

**SEPARATE CLOAKROOM** : White suite comprising: low level W.C. Pedestal wash hand basin. Wall mounted towel radiator.

**BEDROOM 2 REAR** 3.53m (11ft 7in) x 3.17m (10ft 5in) Into Chimney Recess: PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 amp power points.

**OUTSIDE REAR** : Private driveway for one car. Double timber gates. Cold water tap.

**SERVICES** : All main services are connected (although not tested)

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





LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 1EH

### 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.

### Energy Performance Certificate

HM Government

1 Lower Park Street, CONGLETON, CW12 1EH

Dwelling type: end-terrace house Reference number: 0052-2841-6811-9624-4691  
Date of assessment: 29 September 2014 Type of assessment: RdSAP, existing dwelling  
Date of certificate: 30 September 2014 Total floor area: 77 m<sup>2</sup>

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:	£ 4,062
Over 3 years you could save	£ 2,481

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 147 over 3 years	
Heating	£ 3,393 over 3 years	£ 1,221 over 3 years	
Hot Water	£ 375 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 4,062</b>	<b>£ 1,581</b>	

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

Current: 42 Potential: 87

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	£ 393
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,197
3 Floor insulation	£800 - £1,200	£ 147

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](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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