



**NANTWICH ROAD, WIMBOLDSLEY, CW10**  
£2,100 per month\*

**Carter Jonas**

## THE DAIRY HOUSE, YEW TREE FARM, WIMBOLDSLEY, CHESHIRE, CW10

- 5 Bedrooms
- 2 Receptions
- 3 Bathrooms
- Utility Room
- Unfurnished
- Garden
- Off Street Parking

### THE PROPERTY

Accommodation comprises - GF: Reception hall, kitchen/diner, two reception rooms and utility room. FF: Three bedrooms, one en suite and family bathroom. SF: Two further bedrooms and one en suite. Externally there is a gated driveway, garage, rear garden with patio area.

Available unfurnished from Late May for an initial 12 month tenancy.

EPC - E. Council Tax Band F. Please see Cheshire West council for current costs.

Pets considered. No access to loft. Mains electricity and water are connected to the property. LPG Gas Central Heating. Sewerage and drainage is to a septic tank shared with next door property.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Flood risk - Low

At a rent of £2,100 per calendar month

Holding deposit of 1 weeks rent £484

Security deposit of 5 weeks rent £2,423

A five bedroom semi-detached property situated within the Village of Wimboldsley.



---

## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
--------	---

Viewing	Strictly by appointment
---------	-------------------------

Local Authority	- Council Tax Band F
-----------------	----------------------

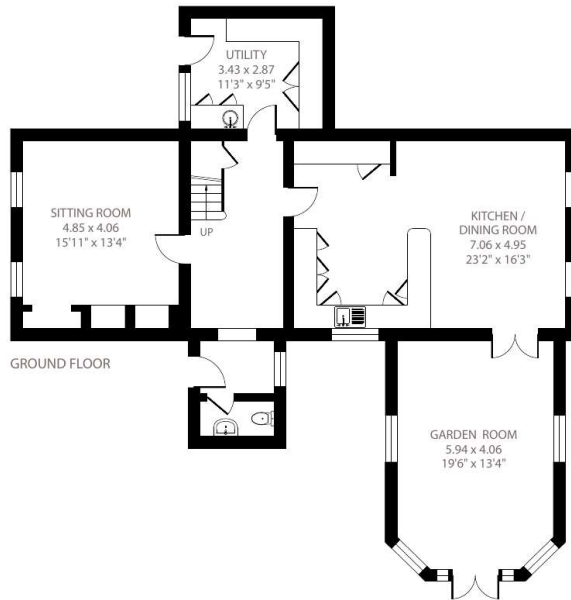
Directions	
------------	--



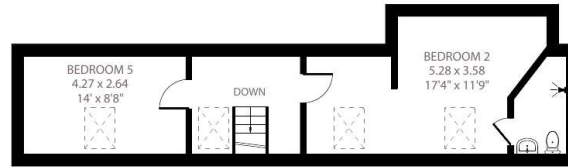
# Nantwich Road, Wimboldsley, Middlewich, CW10

Approximate Area = 2357 sq ft / 219 sq m

For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2022. Produced for Carter Jonas. REF: 833991

**T: 01865 511444**

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE

E: [oxfordresilettings@carterjonas.co.uk](mailto:oxfordresilettings@carterjonas.co.uk)

A member of



*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.