

Orchard View

£1275PCM



Armitstead
Barnett

Cove Lane, Silverdale, Carnforth, Lancashire, LA5 0SZ





Cove Lane

Silverdale

LA5 0SZ

£1275Per Calendar Month



- Spacious family home with single level living
- Generous gardens and grounds with ample parking and garage building
- Rural village position close to A6 and M6 road networks and rail links
- Available immediately



Orchard View is a spacious detached bungalow situated in an elevated position with excellent views, located in the popular village of Silverdale which offers an excellent range of local shops including Co-op, butchers and ice cream parlour, a choice of public houses and for the family market a highly regarded village primary school.

Silverdale is well connected for the A6 and M6 road networks via Junction 35 and rail links via Silverdale railway station which connects to the West Coast Mainline. For those who enjoy the outdoors Silverdale is situated with the Arnsdale & Silverdale Area of Outstanding Natural Beauty, with stunning scenery and walks accessible from the doorstep.

Orchard View enjoys a quiet position off Cove Lane, which leads down to the shore. The property is approached via a gated entrance to a large parking area at the front. Internally the living accommodation provides generous space, with a large living-dining room spanning the full width of the property, with an outlook to the front and sliding doors to the rear.





The kitchen has ample wall and base mounted units with integral appliances including electric oven and grill, four ring gas hob, dishwasher and fridge freezer. The bedroom accommodation is situated to one side, with two bedrooms enjoying an outlook to the front and one bedroom with an outlook to the rear. The house bathroom provides bath with shower over, wash hand basin and a separate WC.

Externally the gardens wrap around the property with a generous lawned garden to the front and further lawned garden to the rear with stone flagged patio area and rockery garden. Orchard View has the benefit of an integral single garage space with utility area to one side with plumbing for laundry facilities, sink and drainer unit.

Orchard View is ideal for those looking to reside in an accessible village position and enjoy the stunning local surroundings.





Floorplan

Approximate Gross Internal Area : 84.56 sq m / 910 sq ft
Garage : 17.04 sq m / 183 sq ft
Total : 101.60 sq m / 1093 sq ft



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



General Remarks

Services: The property has the benefit of mains water, electricity and mains gas. Drainage is via a private drainage system. B4RN high speed broadband is available.

Please note: The subject property is responsible for providing the electricity to run the treatment plant, however the Landlord will reimburse the Tennant two-thirds of the cost of the electricity used, and reserves the right to request access to the garage to read the associated electricity meter.

The Tenant is responsible for all services connected to the property including all charges for water, sewerage, gas, electric, Council Tax, telephone and all other services consumed at the property for the full commencement of the Tenancy.

Local Authority: Lancaster City Council, Town Hall, Dalton Square, Lancaster LA1 1PJ Tel: 01524 582000

Council Tax: Band F

Viewings: Viewings are strictly by appointment with the sole letting agents.

Tenancy Terms: The property will be let on an Assured Shorthold Tenancy agreement for an initial term of 6 months.

References: All applicants will be required to provide satisfactory references prior to the occupation of any property. These consist of financial, employment and current landlord references (where applicable). Copies of 3 months bank statements and 3 months' pay slips will be required. If currently residing in rented accommodation a signed copy of your current Tenancy Agreement will also be required along with a current credit report certificate. If the information provided is satisfactory, an online application will need to be completed for each applicant. Acceptance of references and offer of the Tenancy is at our discretion.

Tenants Costs: Armitstead Barnett will require the equivalent of 1 week's rent per household, as a holding deposit (For example: a property that is £500 per calendar month, the holding deposit will be £115.38). We will hold this for 15 days during which time all the necessary paperwork should be completed. If at any time during that period you decide not to proceed with the tenancy, your holding deposit will be returned, if the Landlord decides not to offer you a tenancy for any reasons then your deposit will be refunded within 7 days. However If during that period you delay the process in responding to any reasonable request made, if we are provided with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake, under the Immigration Act 2014, then your holding deposit will not be returned and will be retained by Armitstead Barnett. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first month's rent due under that tenancy.

Rent and deposit: One completion of the application and offer of an Assured Shorthold Tenancy Agreement by the agent or Landlord, full payment of 5 weeks rent is required as a returnable rental deposit immediately along with the signing of Agreements. The deposit will be held within Armitstead Barnett LLP Clients Account. The deposit will be registered with My Deposits. The holding deposit of 1 weeks rent can be used as a contribution the first month's rent. The first month's rent will be required 5 working days prior to the start of the tenancy. In the event that consent is given for a pet to reside at the property an increased rent may be agreed between all parties. Where a tenant requires a guarantor, the guarantor will be required to complete the same application process as a tenant. The guarantor will also be required to sign the deed of guarantee agreement prior to the commencement date.

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

1. Descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.

2. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.

3. No person in the employment of Armitstead Barnett LLP has any authority to make any

representations or warranty whatsoever in relation to this property

4. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof.

5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property.

6. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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