



Preston New Road, Freckleton, Preston, Lancashire,
PR4 1TX





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2 Bedrooms



1 Bathroom

£950 pcm

Security Deposit- £1096.15

This unique former Toll House is situated on the edge of Freckleton Marsh, just a short distance from the village of Freckleton where a range of local amenities can be found including shops, café and schools.

The property offers spacious accommodation entered via the porch which opens into a modern fitted kitchen comprising fitted base and wall units, stainless steel sink unit, single oven with ceramic hob and extractor over, free standing washing machine, dishwasher and fridge / freezer. There is also space to the side for a breakfast table. Off the kitchen is the boiler room housing the boiler and hot water tank. Under the stairs is a w.c. From the kitchen is the living room with cosy wood burner and large bay window overlooking the marsh. A door into the front hallway leads into the 2nd larger reception room with windows to two sides.

The stairs lead up from the living room and from here are two double bedrooms and a large 4 piece family bathroom.

Outside the front of the property is a covered patio area overlooking the marsh, and to the rear is the spacious driveway, single garage and lawned garden area.

General Remarks

Services: The property has the benefit of mains water, oil heating, septic tank, and mains electricity.

Parking allocated and number of spaces : Driveway .

Construction Type : Brick under slate.

Building Safety :

Restrictive Covenants : None known

Listed building : The property is not listed

Conservation Area / National Landscapes : The property is located in a designated conservation area (Newton Marsh is SSSI)

Easement, and Wayleaves or Rights of Way : There is a right of access to adjacent farmyard, gateways, fields and loading pens.

Footpaths / Bridleways : None known.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 3, meaning there is a high probability of flooding from rivers and the sea.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : Solar application at Clifton Fields Farm.

Accessibility adaption information : Not applicable.

Communications :

Broadband: Standard and Ultrafast broadband is available in the area

Mobile signal: Good outdoor signal available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgageability : N/A

Local Authority: Fylde Council Council Tax: Band C

Viewings: Viewings are strictly by appointment with the sole letting agents. For the attention of Cathy Fish.

What3words Location : ///receiving.watch.blues

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: for 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 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 subsequently 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





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

01. All 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 to the correctness of them. 02. 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. 03. No person in the employment of Amitead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. 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. 05. 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. 06. All correspondence (whether marked or not) and all discussions with Amitead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		