

£875pcm



Armitstead
Barnett

Stubbins Lane, Claughton-on-Brock,
Lancashire PR3 0PL





**Stubbins Lane, Claughton-on-Brock,
Preston, PR3 0PL**

£875pcm

Security Deposit- £1,009.61



Located a short distance from the villages of Claughton-on-Brock and Catterall, this delightful terrace cottage offers a cosy two-bedroom home full of charm and character with off road parking and a lovely courtyard garden to the rear.

Entrance is through the stone flagged porch providing excellent storage. From here is the large lounge with wooden floor and multi-fuel stove set in the original inglenook fireplace. From the lounge is the stylish fitted kitchen featuring base and wall units with fitted fridge, double oven with induction hob and extractor over, 1 and 1/2 bowl sink unit and space for washing machine. The kitchen has a traditional stone flagged floor and stable door to the rear.

From the kitchen the stairs lead up to a small landing with single bedroom off. The single room features a bespoke fitted single bed with storage. The modern and light shower room comprises of a large double shower cubicle with mains shower, vanity sink unit, w.c. and heated towel rail. From the landing is the large double bedroom featuring a stone wall, decorative fireplace, vaulted ceiling with wooden beams and a large freestanding wooden wardrobe.

Externally the property benefits from an enclosed rear patio garden with seating area and open views across the countryside. To the front is a paved parking area for two cars.

General Remarks

Services: The property has the benefit of mains water, gas and electricity. Heating is by way of Gas Central Heating. Sewage is by way of a septic tank.

Parking allocated and number of spaces : The driveway at the front of the property provides parking for 2 cars.

Construction Type : Stone

Building Safety : None known

Restrictive Covenants : None Known

Listed building : The property is not listed.

Conservation Area / AONB : NA

Easement, and Wayleaves or Rights of Way : There is right of way across the rear of the property to allow access to adjoining properties. This cannot be blocked.

Footpaths / Bridleways : There are no footpaths or bridleways through the property.

Flooding : The property has not flooded within the last 5 years. According to the Environment Agency's website the property is within Flood Zone 3 and has a high probability of flooding from rivers and the sea.

Unimplemented Planning Consents : NA

Planning Consents affecting the property : None known.

Accessibility adaption information : NA

Coal field / mining area : NA

Communications :

Broadband: Standard and Ultrafast broadband available in the area.

Mobile signal: Outdoor mobile signal available in the area.

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

Mortgage ability : NA

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

Local Authority: Wyre Council

Council Tax Band C

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



Armitstead 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 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 Armitstead 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 Armitstead 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		113 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Armitstead Barnett

North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
01995 603 180
garstang@abarnett.co.uk

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
01704 895 995
burscough@abarnett.co.uk

Cumbria

Lane Farm, Crooklands,
Milnthorpe, LA7 7NH
01539 751 993
cumbria@abarnett.co.uk

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
01200 411 155
clitheroe@abarnett.co.uk