



Main Street, Cockerham, Lancaster LA2 0EF

£1,100 PCM







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Cockerham LA2 0EF

£1,100pcm

Security deposit - £1,269.23



3 Bedrooms



2 Bathroom

-
- Ground Floor Main Bedroom with En-suite
 - Modern Open-Plan Kitchen/Dining/Living Area
 - Separate Garage & Off-Road Parking
 - Charming Rear Garden with Patio
 - Renovated to a High Standard



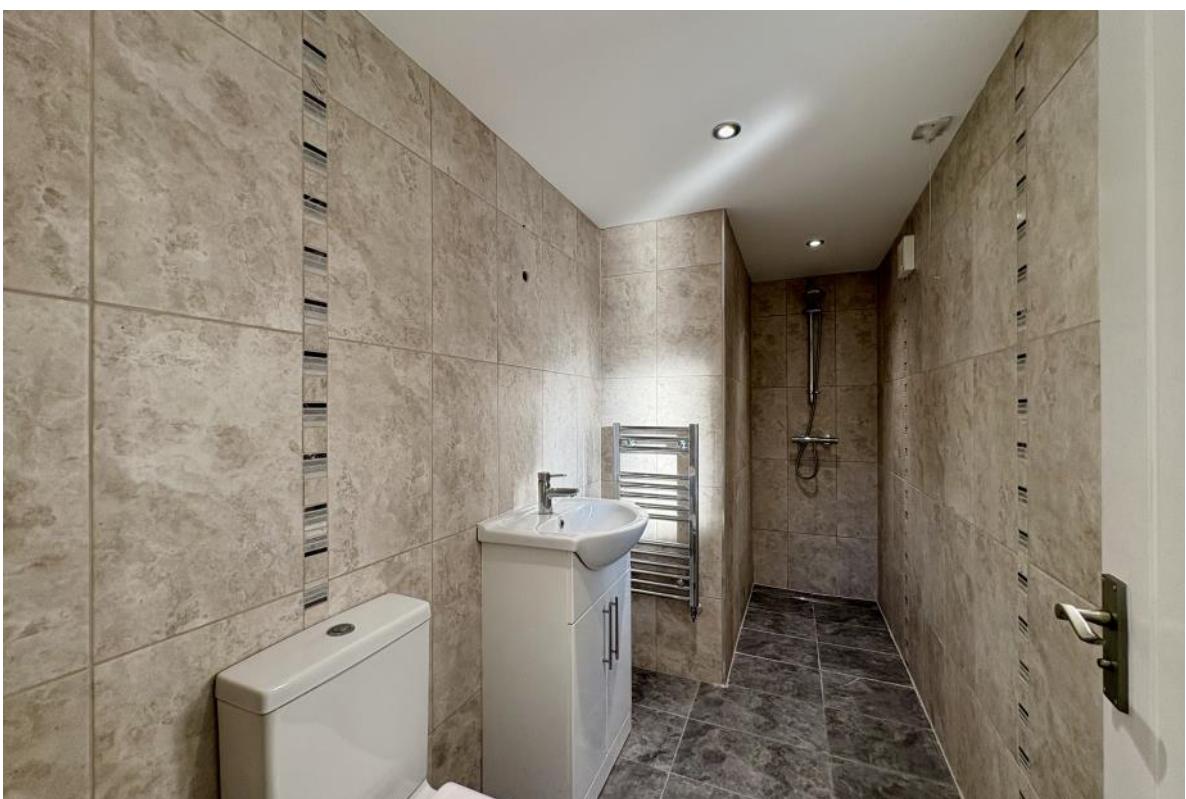
This traditional stone-built cottage in the desirable village of Cockerham blends period charm with modern living. Viewing is highly recommended to appreciate the quality and unique layout of this exceptional rental property.

The front door opens to heart of the home, an open-plan kitchen, dining, and living space. A large living room that is carpeted throughout features a decorative stone fireplace and under stair storage.

The kitchen boasts modern fitted cabinetry, integrated appliances including a fridge freezer, dishwasher, ceramic hob, microwave, oven and dishwasher, and a central island. Natural light floods the area via large windows and skylights.

The ground floor also features the principal bedroom. This double bedroom benefits from a en-suite shower room, finished with a rainfall shower, w.c., handbasin and heated towel rail.

There is also a utility/storage area.





From the living room, upstairs you will find two further well-proportioned bedrooms, both finished with fresh, neutral decor and comfortable carpeting, alongside the modern family bathroom which includes a shower over bath, w.c., handbasin and heated towel rail.



The property offers excellent external amenities, including a private driveway providing off-road parking on the patio and/or a separate garage and an outbuilding for secure storage. There is an attractive, low-maintenance garden comprising a stone-paved patio area and a small lawn.

Situated in the peaceful village of Cockerham, offering a superb semi-rural lifestyle with easy access to local amenities and excellent transport links to Lancaster and surrounding areas.

General Remarks

Services: The property has the benefit of mains water, mains sewerage and mains electricity. Heating and hot water is by way of an oil central heating system.

Parking allocated and number of spaces : 2 spaces and garage

Construction Type : Stone

Building Safety: Non known

Restrictive Covenants : Non known

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : The driveway to the rear of the property must not be blocked at any time

Footpaths / Bridleways : Non 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 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Standard, Superfast and Ultrafast available in the area

Mobile signal: Outdoor signal available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Mortgage ability : N/A

Local Authority: Lancaster City Council

Council Tax Band A

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

What3words Location : //vented.pacifist.elbowing

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		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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