



Barton Hall, Garstang Road, Broughton, Preston PR3 5BT
Rent £1,195 p.c.m





Barton Hall, Garstang Road, Broughton,
Preston PR3 5BT

£1,195pcm

Security Deposit– £1,378.85



2 Bedrooms



1 Bathroom

This unique property is in close proximity to the A6 road and M6 Motorway, with the benefit of a rural location with views of open countryside.

The property benefits from floor to ceiling glass bifold doors which open out onto a covered patio area. Through this entrance door is the open plan living area with feature electric fireplace. The kitchen comprises of wall and base units, integrated fridge, freezer, dishwasher, electric oven, microwave and induction hob with extractor over. From the kitchen is the inner hallway to a small utility room housing the electric boiler and has space and plumbing for a washing machine. Also from the hallway is a 3 piece bathroom comprising bath with mains shower over, hand basin, w.c. and electric towel rail. To the rear of the property are the 2 bedrooms, one single and one double.

The accommodation has the benefit of electric underfloor heating throughout and solar panels to the roof.

Externally the property has a patio area with spot lighting and views looking out to open countryside,. There is a gravel driveway with parking for 2 cars and an EV charging point.

The property is let unfurnished.

General Remarks

Please Note: Photography where marked as "example image" is taken from the adjacent property and is for indicative purposes only.

Services: The property has the benefit of mains electricity and solar panels. The water is from a bore hole and drainage is by way of a septic tank. The heating and hot water are from an electric boiler.

Parking allocated and number of spaces : Gravelled off road parking for 2 cars.

Construction Type : Standard

Building Safety : N/A

Restrictive Covenants : None known

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : There is right of way across the rear of the property to allow access for neighbours to take their bins through.

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 1, with low probability of being flooded from rivers or the sea.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : None known.

Accessibility adaption information : N/A

Communications :

Broadband: Standard 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>

Mortgageability : N/A

Local Authority: Preston City Council **Council Tax:** Band B

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

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

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.





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Abarnett.co.uk



Armistead 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 Armistead 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 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 Armistead 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	83 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		