



Weeton Road, Wesham, Preston, PR4 3NA

Rent £995pcm





Weeton Road, Wesham, Preston, PR3 4NA

£995pcm

Security Deposit- £1,148.07



3 Bedrooms



1 Bathroom

This recently renovated cottage is accessed via a large tarmacked parking area, providing ample parking for several cars. The front door enters directly in the light and bright newly fitted kitchen diner which benefits from a 1 1/2 bowl stainless steel sink unit, dishwasher, oven, hob and extractor over. There is space for a fridge and a washing machine. There is room to the side for a dining table. From here is the lounge, with feature woodburner and understairs cupboard. The back door opens into an entrance vestibule where stairs lead to the first floor. From the first floor landing there are three double bedrooms, a newly fitted shower room with rainfall corner shower, w.c., pedestal wash hand basin and towel rail. Also from the hallway is the boiler cupboard.

Outside, the back garden has a paved patio area, lawn and large garden store and benefits from views over the open countryside.

General Remarks

Services: The property has the benefit of mains water, LPG gas, mains electricity. Drainage is by way of a septic tank. Heating is by way of gas central heating. Viewings: Viewings are strictly by appointment with the sole letting agents. For the attention of Cathy Fish.

Parking allocated and number of spaces : 4 car parking spaces.

Construction Type : Brick under slate.

Building Safety : The property is located on Bradkirk Business Park, where occupiers and their customers have 24 hour access.

Restrictive Covenants : None known

Listed building : The property is not listed

Conservation Area / National Landscapes : Not applicable

Easement, and Wayleaves or Rights of Way : None known.

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 : None known.

Planning Consents affecting the property : None known.

Accessibility adaption information : Not applicable.

Communications :

Broadband: Standard and Superfast 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 Borough Council

Council Tax: Band-To be Re-Assessed

What3words Location : ///vital.plus.chuck

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: On completion of the application, a draft Assured Periodic Tenancy Agreement will be issued, and if the applicant is happy a full payment of 5 weeks rent is required as a returnable rental deposit. Once received the final Assured Periodic Tenancy Agreement will be issued, and when signed by all parties, the first months rent will be payable. 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 to the first month's rent. The first month's rent will be required 5 working days prior to the start of the tenancy. 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.

Please note the landlord of this property is a relative of a partner of Armitstead Barnett LLP.





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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		90 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		