



Copy Lane, Caton, Lancaster, LA2 9QU
£995 per calendar month





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LA2 9QU

£995pcm

Security Deposit- £1,148.08



3 Bedrooms



1 Bathroom

This traditional semi detached property located in the sought after village of Caton, offers spacious and practical family accommodation. Caton offers a range of amenities to include shops and schools and is located just 5 miles from Lancaster City Centre, yet sits at the edge of the Forest of Bowland.

Internally the property is accessed via the front door into an entrance hallway. From here stairs rise to the first floor. The light filled lounge dining room stretches the whole length of the house with windows to the front and rear. The room benefits from a woodburning effect gas stove. The kitchen is newly fitted and incorporates base and wall units, a gas oven and four ring gas hob with extractor over, a stainless steel sink unit and space for washing machine and fridge. The back door opens onto a low maintenance paved enclosed garden area with flower borders and a gate through to driveway and garage.

Upstairs the property has two double bedrooms, one with fitted cupboards and a third single bedroom. The family bathroom has a bath with electric shower over, wash hand basin and w.c.

The property offers off road parking on the gravelled area to the front of the property, the driveway is shared with the next door property.

General Remarks

Mortgage ability : N/A

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

Local Authority: Lancaster City Council **Council Tax:** Band C

Parking allocated and number of spaces : Private parking to the front driveway and front gravelled area.

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

Construction Type : Brick

What3words Location : //what3words.com/resolves.sublet.blaring

Building Safety : The loft is not boarded for storage.

Restrictive Covenants : No pigeons or poultry to be kept on the property.

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.

Listed building : The property is not listed

Conservation Area / National Landscapes : The property is situated within the Forest of Bowland Area of Outstanding Natural Beauty.

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.

Easement, and Wayleaves or Rights of Way : The driveway is shared.

Footpaths / Bridleways : None

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

Communications :

Broadband: Standard, Superfast and Ultrafast available in the area

Mobile signal: Good outdoor signal available in the area

B4RN : vendor advised the B4RN is installed as far as the front driveway. The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4rn.org.uk>

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