



Breakell House, Garstang Bypass Road, Preston PR3 1PH
Rent £1,400 p.c.m





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£1,400pcm

Security Deposit- £1,7615.38



3 Bedrooms



1 Bathroom



Presenting this spacious detached property on the edge of Garstang, the property is well maintained inside and out with recent decorations and new carpets throughout. Just set back from the A6, access to the property is taken via a shared access track with driveway parking at the rear. Outside the well stocked hedge borders and mature trees provide excellent privacy to the gardens at the front and rear. Inside, the property is light and airy with well maintained decoration throughout, all mains services are connected with gas central heating in place.

The accommodation is split across two floors, there is a spacious living room with bay window looking out over the front garden, a further reception room and a sun room could be used for dining options. To the rear is a well fitted kitchen with utility room with access to the rear garden. There is a small W.C under the stairs. Upstairs the principal bedroom looks out over the front garden with fitted wardrobes for excellent storage options. There are two further well sized bedrooms. There is a family bathroom with standalone shower and large fitted bath. Separately there is an upstairs W.C.

General Remarks

Local Authority: Wyre Borough Council

Council Tax: Band E

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. 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 : Ample rear Parking.

What3words Location : ///smirking. casual.slimmer

Construction Type : Brick under slate.

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.

Building Safety : The chimney place is inoperable.

Restrictive Covenants : None known

Listed building : The property is not listed

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.

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.

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

Accessibility adaption information : Not applicable.

Communications :

Broadband: Standard and Ultrafast 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





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Abarnett.co.uk



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		70 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		