



Lancaster New Road, Cabus, Preston, PR3 1WL

£1,750pcm







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£1,750 per calendar month



4 Bedrooms



2 Bathrooms

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- A superb recently renovated detached 4 bedroom family home in the heart of Cabus with excellent links to Lancaster to the North and Preston to the South
 - Extremely spacious flexible accommodation finished to a high standard throughout
 - A large open plan reception room with doors opening onto the garden with fell views beyond
 - Principle Bedroom with en-suite shower room located on the ground floor offering a flexible living arrangement



This detached family home has been completely renovated and now benefits from a new kitchen, new bathrooms, new flooring, carpets and full redecoration.

From the side entrance door you enter into the light and bright kitchen. The newly fitted kitchen comprises a free standing electric oven with extractor over and integral under counter fridge. There is space for a washing machine and a further space for either a freezer, dryer or dishwasher.



From the kitchen/diner is the hallway leading to the principal bedroom with large bay window and en-suite shower room. The en-suite features a large shower with rainfall shower head, w.c. and pedestal wash hand basin. There is also a towel rail.

Further along the hallway is another room with large bay window looking out into the front garden. This room could be used as a second reception room or bedroom and has a cupboard housing the gas boiler.



Also from the ground floor hallway is the family bathroom. A large room featuring a P shaped bath with mains shower over, pedestal wash hand basin, w.c. and towel rail.

Stairs lead to the 2nd floor and from here is a small landing area with skylight. To the right is a double bedroom with some limited head height. To the left is a further larger double bedroom, again with some limited head height.

The accommodation offers applicants flexibility in the way this space can be occupied.



To the rear of the property is a paved patio area, lawned garden with shed, and has open views over farmland to the fells beyond.

To the front and side there is ample parking on the chipped slate driveway. There is a small front lawn featuring a large feature monkey puzzle tree.

The driveway has the benefit of a large wooden gate to the front.

General Remarks

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.

Parking allocated and number of spaces : There is ample parking for several cars.

Construction Type : Rendered over brick and block.

Building Safety : None known.

Restrictive Covenants : None known.

Listed building : The property is not listed.

Conservation Area / National Landscapes : None.

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 and has low probability of flooding from rivers and the sea. .

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known.

Accessibility adaption information : N/A.

Coal field / mining area : None Known.

Communications :

Broadband: Standard, Superfast and Ultrafast are available in the area

Mobile signal: Good outdoor signal is available in the area

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

Mortgage ability : N/A

Local Authority: Wyre Borough Council

Council Tax: Band D

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

What3words Location : send.owned.releasing

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 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		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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