



Meadow Close, Westhead, Ormskirk, Lancashire, L40 6JS

Rent: £1,495 pcm







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4 Bedrooms



2 Bathrooms

EPC - D Council Tax Band - E Security Deposit - £1,725

- Four-bedroom detached bungalow in sought-after Westhead.
- Spacious lounge with dining area and countryside views.
- Modern kitchen with utility room.
- Main bedroom with en-suite, plus family bathroom.
- Private garden, driveway, garage and ample parking.



Situated within the highly desirable village of Westhead, this spacious four-bedroom detached bungalow offers generous living accommodation, a contemporary kitchen and breath-taking open views across neighbouring farmland.

Recently redecorated throughout and with new carpets to all bedrooms and the sitting room, the property is presented in excellent condition ideal for applicants seeking peaceful village living whilst remaining within easy reach of Ormskirk, transport links and local amenities.

The rear of the property enjoys uninterrupted countryside views, providing a beautiful backdrop from the living space and garden.

Entrance is through a small porch into the large and welcoming hallway, which provides access to all rooms and has a useful storage cupboard.

To the front of the property are two double bedrooms and one single bedroom. The family bathroom features a bath, w.c., pedestal wash hand basin and storage cupboard.

The lounge is entered from the hallway through glazed double doors. This room is light and spacious and benefits from a feature fireplace (fire currently disconnected), room for a dining table and sliding doors onto the rear garden.





The fourth bedroom is located at the rear of the property and is a spacious double with an en-suite wet room with walk in electric shower, vanity sink unit and W.C.

The recently modernised kitchen comprises a range of contemporary shaker style units, contrasting worktops and tiled splashbacks. There is an eye level double oven, ceramic hob with extractor over, 1 ½ bowl stainless steel sink unit and space for a fridge/freezer. There is a utility room housing the gas boiler, there is a double stainless steel sink unit and space for a washing machine and tumble dryer. The kitchen also has a side access door.



To the outside of the property there is a private rear garden with patio off the sitting room, lawn and mature shrubs. There are uninterrupted views across open farmland, making this an ideal space for entertaining and relaxing. To the side of the property is the gravel driveway offering ample parking space and access to the single garage which benefits from an up and over door, power and lighting.

General Remarks

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

Parking allocated and number of spaces : Driveway parking and garage.

Construction Type : Brick under tile.

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

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 : Wet room bathroom facilities.

Coal field / mining area : Within the LANCS Coal Mine Reporting Area - Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Ultrafast broadband available in the area

Mobile signal: Variable/good outdoor signal available in the area

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

Local Authority: West Lancashire Borough Council **Council Tax:** Band E

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

What3words Location : stamp.croak.reliving

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: Amitstead 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 Amitstead 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 month's rent will be payable. The deposit will be held within Amitstead 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.





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		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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