



116 Teil Green, Fulwood, Preston PR3 9PE

£1,100pcm





116 Teil Green, Fullwood, Preston, Lancashire PR2 9PE

£1,100pcm

Security Deposit- £1,269



3 Bedrooms



2 Bathroom

Available to let is this modern three bedroom semi-detached house. Located in an enviable position close to amenities and schools in Fulwood and also to Junction 31a of the M6 motorway, this newly redecorated home benefits from an easy to maintain back garden laid with slate chippings and a patio, has off road parking for 3 cars and the principal bedroom has an en-suite shower room.

Access is through the front door and into the entrance vestibule where stairs lead up to the first floor. Off to the left is the lounge with laminate floor, feature stone fire surround housing an electric fire and leads through to the dining area which has French Doors to the back garden. Open from here is the modern fitted kitchen with stainless steel sink unit, electric oven with gas hob over, dishwasher, washing machine and fridge freezer.

To the first floor is a double bedroom overlooking the rear garden and a single bedroom overlooking the front. The principal bedroom overlooks the front of the house and has a shower room with mains shower, pedestal wash hand basin and w.c, and also benefits from a heated towel rail. The family bathroom comprises a bath with hand shower attachment, pedestal wash hand basin and w.c.

Externally the property has a lawned front garden with shrubs, parking for three cars and gate access to the back garden.

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 : 3

Construction Type : Brick under slate roof

Building Safety : N/A

Restrictive Covenants : None Known

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 / has not flooded within the last 5 years, According to the Environment Agencys website the property sits In flood zone 1 .

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey: N/A

Communications :

Broadband: available in the area

Mobile signal: available in the area

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

Mortgage ability : N/A

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

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

What3words Location : ///store.navy.covers

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





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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

