

PLET289

TO LET

On a 6 Months **Unfurnished** Assured Shorthold Tenancy (longer term may be available following initial term).
Available Immediately.



Cloughton Hall Farm Cottage

Cloughton, Hornby Road, Lancaster, LA2 9LA

Rental Price: £650.00 per calendar month (payable monthly in advance) (Inclusive of water charges).

Returnable Damage Bond equivalent to 5 weeks rent payable in advance.

Viewing: By prior appointment through Richard Turner & Son Bentham Office.

A spacious 3 bedroomed semi-detached cottage being a quaint old stone mullioned **Grade II Listed** property steeped in a wealth of historic character pleasantly situated in an elevated location enjoying fabulous Lune Valley view's conveniently just off the A683 Lancaster/Kirkby Lonsdale road within only 3.5 miles commuting distance of Lancaster and the M6.

Accommodation includes a good sized fitted dining kitchen, lounge diner, 3 double bedrooms, gas fired central heating, ample parking space and private garden area.

"B4RN" Hyperfast Broadband connected.

Non Smokers Only.

Strictly No Pets.

Rental Conditions: The tenant will be responsible for payment of own council tax and all usual outgoings i.e. water, electricity, gas, telephone etc.

In order to comply with Government Legislation and following successful referencing and acceptance of a tenant's application by the landlord, we will require the prospective tenant to provide us with satisfactory "Identification Verification Documents" i.e. Passport, Driving Licence, Identity Cards and Residence Permits.

How to rent - The checklist for renting in England: To obtain an up to date edition of this government checklist please click the following link:- www.gov.uk/government/publications/how-to-rent

Please Note: In order for letting agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all prospective tenants to complete an Identification Verification Questionnaire which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

Accommodation Comprising:

Ground Floor:

Front Entrance Vestibule:

5'9 x 4'4
(1.75m x 1.32m)

Feature heavy oak outer door, feature iron studded inner door, stone flagged floor, centre light.

Dining Kitchen:

15'8 x 11'9
(4.78m x 3.58m)

Fitted cupboards and units incorporating stainless steel single drainer sink unit with mixer tap, built in electric double oven, electric hob with overhead extractor hood, plumbed auto washer recess and work surfaces with tiled splash backs, radiator, lino flooring. New "Glow worm" gas boiler providing central heating and instant hot water. Smoke alarm. *Carbon alarm to be fitted prior to let.*

Lounge Diner:

A lovely room boasting a wealth of substantial beamed character and old oak panelling. Viz:-

Dining Area:

17' x 13'5 max
(5.18m x 4.09m max)

Open feature staircase, mullioned window with panelled window seat, fitted shelf, centre light, radiator. Smoke and carbon alarm.

Lounge Area:

14'4 x 8'8
(4.37m x 2.64m)

Lovely Valley views.

Mullioned window with seat, brick built open fireplace, wall lights, 2 x radiators, smoke alarm.

First Floor:

Landing:

16'6 x 2'8
(5.03m x 0.81m)

Centre light, radiator. Smoke alarm.
2 Steps down to:-

Bedroom 1:

15'9 x 12'
(4.80m x 3.66m)

Dual aspect windows with lovely views.

Centre light, radiator.

L-Shaped Bedroom 2:

14'1 x 10'
plus 6'7 x 6'2
(4.29m x 3.05m)
(plus 2.01m x 1.88m)

Exposed beams, stone mullioned window, 2 x centre lights, radiator. L-Shaped walk in wardrobe/store 6'3 x 6'3 max (1.90m x 1.90m) with light fitting.

Inner Landing:

6'7 x 5'7 max
(2.01m x 1.70m max)

Bedroom 3:

14'6 x 9'7
(4.42m x 2.92m)

Feature oak panelled window surround, exposed beams, centre light, radiator.

Bathroom:

11'6 x 5'4 min
(3.51m x 1.63m min)

3 piece bath suite with "Pro Jet" electric over bath shower, radiator. Built in linen cupboard.

Outside:

Front:

Front lawned garden area with gated gravelled path.

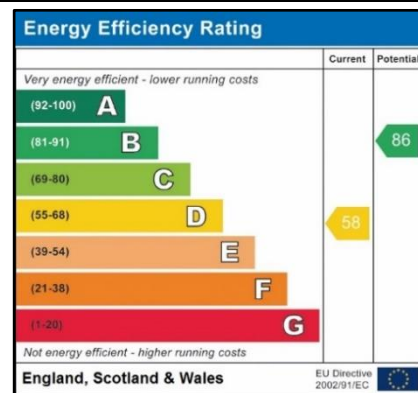
Side:

Designated parking area.





Energy Performance Certificate



Services: Mains water, gas and electricity connected. Water charges inclusive in the rental figure. *N/B The electricity is sub-metered from landlords adjoining property.*
"B4RN" Hyperfast Broadband connected.

Council Tax Band: (D) Verbal enquiry only.

Tenant Finding Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

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