

The Mews, Carr Lane,
Tarleton


SMART MOVE



Asking Price **Monthly Rental Of £1,800**



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The Mews is a small exclusive development on just 8 houses, each individually designed and different to the next, with this four bedroom corner plot home being among one of the largest on the development, both in accommodation size and also plot size, making it one which you really must see in person in order to fully appreciate all that it has to offer. The property is available to view and move into NOW and as it has just been decorated and benefitted from new carpets, it truly is move-in-ready. The property is available to rent on a minimum 6 months initial tenancy and with long term potential, so contact Smart Move to enquire and book your viewing now, as houses such as this available to rent are few and far between in the Tarleton area.

The internal layout of the property in brief includes: spacious entrance hall with staircase to the first floor and a built in storage cupboard beneath, two piece ground floor WC, lounge with feature fireplace, dining room, garden room with double doors opening out to the rear garden, generous kitchen boasting a comprehensive range of fitted eye and base level wall unit, utility / laundry room with external door to the rear garden, first floor landing with built in storage cupboard, bedroom one has wardrobes and a three piece en suite shower room off, three further good sized bedrooms and the first floor family bathroom completes the accommodation.

To the front of the property is visitors parking space and a landscaped front garden area with paved path leading to the front entrance door. The rear garden is one of the largest on the development as it wraps around two sides of the property and boasts a paved patio area, mature lawn and established shrubs and trees bordering. Off road parking is available to the rear where there is a double garage, which has light and power, as well as a rear door to the property's garden and has space in front also. There is also a small communal courtyard garden within the centre of The Mews, which is free for all residents to use and is maintained. NB: The landlord informs us that included within the rent shall be a gardener to maintain the rear garden.

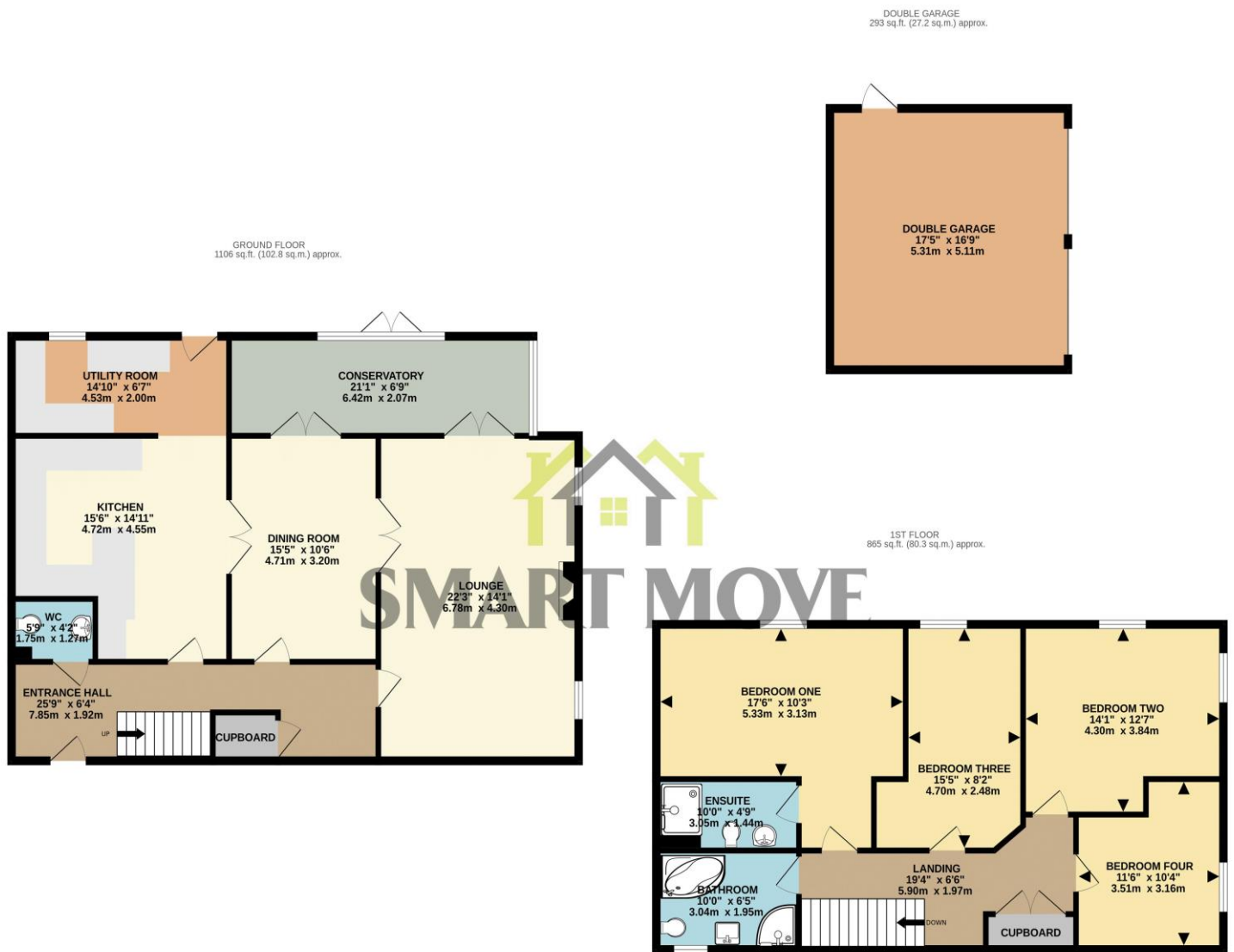
Information for Potential Tenants: Transparency is extremely important to us. Outlined below is important information for potential tenants, prior to renting a property through Smart Move. Should you wish to reserve or "hold" a property via Smart Move, you must pay a holding fee of one week's rent, whilst you undergo credit checks. Once you have passed credit checks, this holding fee will be deducted from the first month's rent. NB: The holding fee is non-refundable if the applicant pulls out on renting the property without good reason, or if they fail credit checks due to falsely supplied information. All tenants and guarantors must undergo full credit checks. On the day you move into a property, you must pay the first month's rent plus a security deposit / bond, which is usually the equivalent of one month's rent. The security deposit shall be returned to the tenant upon the end of the tenancy, if the property is left in the same good order as they moved into it.



- * Deceptively Spacious Four Bedroom House
- * Private Enclosed Garden plus Communal Courtyard Garden
- * Lounge, Dining Room & Garden Room
- * Ground Floor WC & First Floor En Suite & Bathroom
- * Min. 6 Month Rental, Un-Furnished & Pets Considered

- * Available NOW & with Gardener Included
- * Double Garage for Off Road Parking
- * Kitchen with Utility / Laundry Room
- * Short Walk to the Village Centre
- * Council Tax Band E & EPC Rating C





TOTAL FLOOR AREA : 2264 sq.ft. (210.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

rightmove



PRS Property Redress Scheme



Smart Move – Tarleton
226a Hesketh Lane
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.