3 Coulston Road, Bowerham, Lancaster, Lancashire,
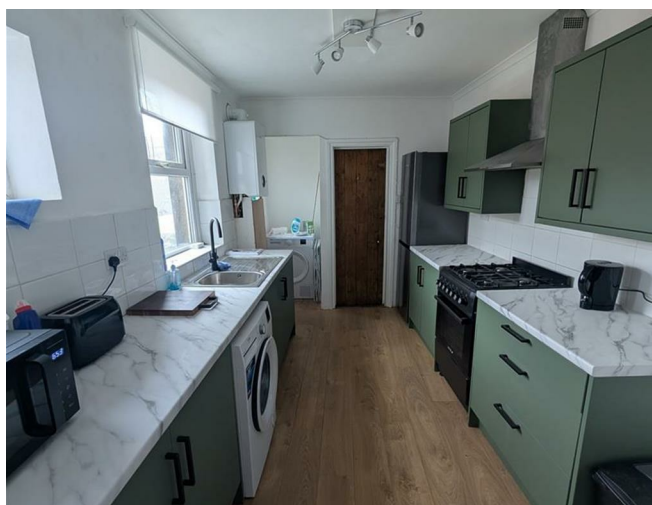
£110 Per Week

The Property Ombudsman

Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888   **E** enquiries@mightyhouse.co.uk   **W** www.mightyhouse.co.uk

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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

RESIDENTIAL SALES • LETTINGS • MANAGEMENT • BUY TO LET INVESTMENTS

Spacious four bedroom student property currently available for the next academic year with ALL bills included!

This newly refurbished property benefits from a modern kitchen, with all new white goods, four spacious double bedrooms, one full bathroom, an extra toilet, and a comfy living room.

The property is located in the popular student area of Bowerham, within easy reach of local shops, bus links, Universities, the city centre, Williamson park and much more!

The house comes with all bills included as well as insurance for your gadgets. Book your viewing today!

We also offer 'Noposit' instead of a traditional deposit - for all information on this, please see the Noposit page of our website: https://mightystudentliving.co.uk/noposit

Noposit
Some of our properties offer our Noposit option! Noposit is a hassle-free alternative to a traditional deposit, providing an opportunity to secure your house for an initial payment of just £30. Noposit is a non-refundable fee totalling £180 paid over 6 months. Please note that damage to the property is still your responsibility.

Our Noposit students benefit from enhanced contents insurance cover and you will automatically be entered into monthly draws where you can win free rent, vouchers, and more!
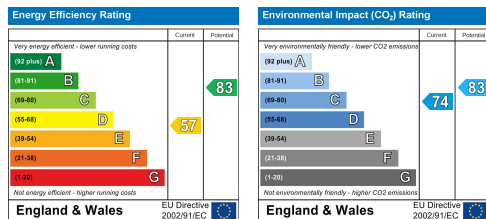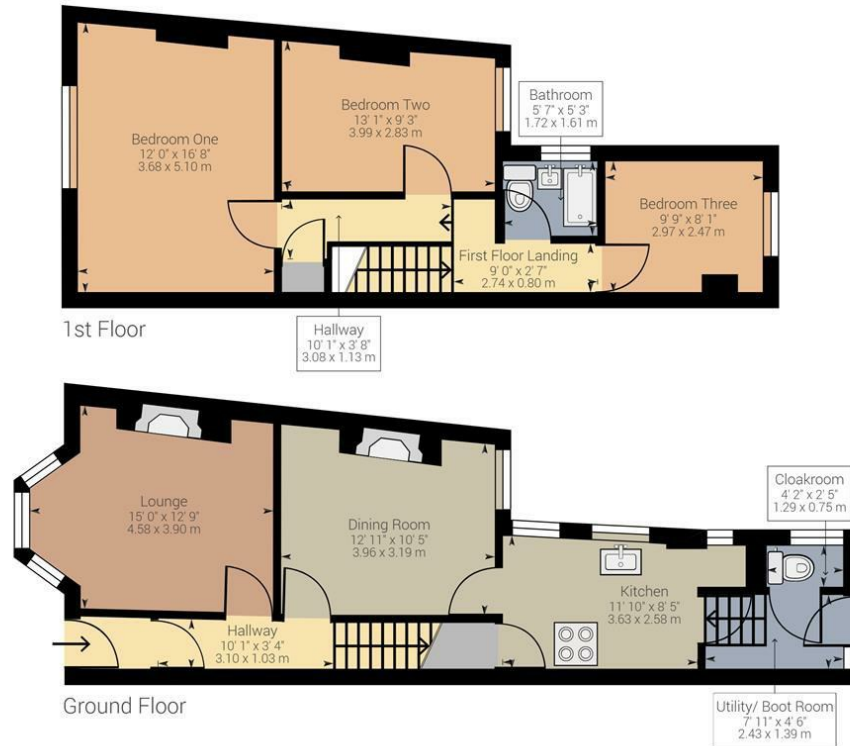
Mighty Card
Our Mighty Card will grant you exclusive discounts for local businesses: coffee shops, restaurants, beauty shops etc. Visit our Mighty Card page on our website for a list of businesses offering exclusive discounts.

Contents insurance
All our student tenants benefit from contents insurance. Details can be found on the Contents Insurance page on our website.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating		
Very environmentally friendly - lower CO2 emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	74	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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1st Floor

Bedroom One
12' 0" x 16' 8"
3.68 x 5.10 m

Bedroom Two
13' 1" x 9' 3"
3.99 x 2.83 m

Bathroom
5' 7" x 5' 3"
1.72 x 1.61 m

Bedroom Three
9' 9" x 8' 1"
2.97 x 2.47 m

First Floor Landing
9' 0" x 2' 7"
2.74 x 0.80 m

Hallway
10' 1" x 3' 8"
3.08 x 1.13 m

Ground Floor

Lounge
15' 0" x 12' 9"
4.58 x 3.90 m

Dining Room
12' 11" x 10' 5"
3.96 x 3.19 m

Cloakroom
4' 2" x 2' 5"
1.29 x 0.75 m

Kitchen
11' 10" x 8' 5"
3.63 x 2.58 m

Hallway
10' 1" x 3' 4"
3.10 x 1.03 m

Utility/ Boot Room
7' 11" x 4' 6"
2.43 x 1.39 m

Approximate net internal area: 1028.14 ft² / 95.52 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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R E S I D E N T I A L   S A L E S   •   L E T T I N G S   •   M A N A G E M E N T   •   B U Y   T O   L E T   I N V E S T M E N T S