



11 Kings Close, Staining, Blackpool, FY3 0EJ

Price: £2,650.00 per calendar month

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Fantastic rental opportunity
- Fully Furnished House
- 5 Bedroom Detached House with Double garage
- Large rear garden
- Gardener and Cleaner included in the rent
- TV Licence and TVs included
- Bond: £2650.00
- RIA: £2650.00

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GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

COUNCIL TAX

Band "F"

We are advised that the local Council Tax Amount for a band "F" Property in Fylde is approximately £3,289.08 per annum

BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

MOBILE DATA

We are advised that you will have limited mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

APPROXIMATE AGE OF THE PROPERTY

Modern

TENURE

The property is **available to rent on a assured shorthold tenancy agreement**

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

29/08/2024



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