



FARM COTTAGE

£895PCM

Abbeystead

A delightful two bedroom period character cottage located within the village of Abbeystead on the prestigious Estate. Farm Cottage would suit an individual or a couple.

A lovely front garden which has been thoughtfully planted to provide colour all year round. Garden shed. Parking is available in the village.

Offered unfurnished and ready for immediate long term occupation on an initial two year tenancy agreement. Long term tenants are sought.

Mains electricity. Community Biomass heating system, recharged by the Estate, woodburning stove in the sitting room and dining room. Private water supply and drainage. Secondary glazing.

B4RN hyper-fast broadband. Council Tax band C. EPC rated C.

- Sitting room (3.8m x 3.7m) with wood burning stove
- Kitchen (3.6m x 1.8m) with modern cream shaker style units, free standing oven
- Bathroom comprising bath with shower over, wash basin and WC
- Dining room/snug (3.5m x 3.5m) with wood burning stove open to staircase to first floor
- Bedroom 1 (3.7m x 3.6m) with under eaves storage
- Bedroom 2 (3.8m x 2.7m)
- Cloakroom with WC and wash basin

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 bowring**

estate agents



DIRECTIONS

Full directions will be provided at confirmation of a viewing however to give you an idea of the situation and accessibility, the nearest junction on the M6 motorway is J33 which is approx 6 miles distant, Lancaster is 7 miles, Garstang 10 miles and Preston 23 miles.

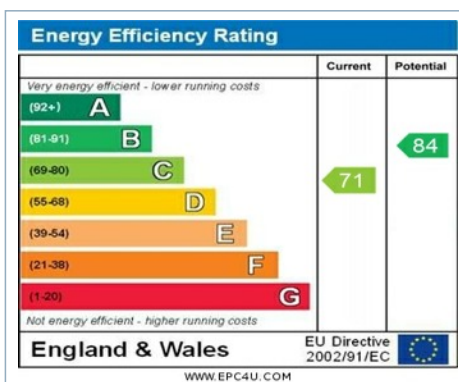
TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy on an initial 24 month term. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

RESTRICTIONS AND APPLICATION

No smokers or sharers. Pets by prior agreement. Please call in or telephone us for an application form.

A holding deposit equal to one week's rent is payable on commencement of referencing. With a successful application, this amount will be offset against the deposit.



IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.