



TOWN END COTTAGE

£900PCM

Melling LA6 2RB

A beautiful spacious two bedroom end of terrace cottage enjoying stunning panoramic countryside views. Located on the edge of a peaceful village and close to M6 J34 and Lancaster.

Rear garden with established plants and shrubs, seating area, small shed, large undercroft (gross internal area approx 7.6m x 4.4m) and driveway parking for two cars.

Available unfurnished on an initial twelve month Assured Shorthold Tenancy Agreement. Long term tenants are sought.

Mains water, gas and electric. Drainage to a septic tank. Fully double glazed. Broadband connected. Council tax band C. EPC rated D.

- Kitchen (3.7m x 3.5m) with modern grey units, wooden worktops, belfast sink, integral washing machine, under counter fridge and free standing oven
- Dining room (4.3m x 3.3m) spacious and bright
- Sitting room (4.3m x 3.3m) with woodburning stove and splendid views
- Bedroom 1 (4.6m x 6.6m) spacious and bright
- Bedroom 2 (3.6m x 2.7m) with built in cupboard and splendid views
- Modern shower room (3.5m x 2.5m) with walk in shower, wash unit and WC

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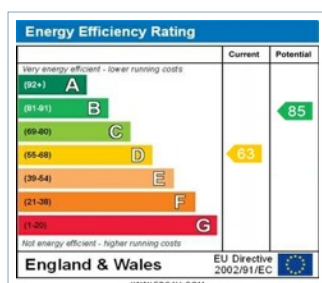
estate agents



DIRECTIONS

From J34 of M6, follow the A683 up the Lune Valley and pass through the attractive villages of Caton, Cloughton and Hornby. On entering Melling, Lune View garage is on the left and Town End Cottage is the second property on the left opposite the village green. When viewing, please park on the road opposite the cottage.

///what3words reference: repaying.lovely.outfit



TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy on an initial twelve month term, although long term tenants are preferred. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

RESTRICTIONS AND APPLICATION

No smokers or sharers. Pets considered. 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.