



43 Devon Road, Blackburn

£850 pcm

A much improved, mature, semi-detached house enjoying a generous sized corner plot position in this popular and convenient residential area. The accommodation offers bright and airy rooms arranged over two floors. Briefly comprises; entrance hall, lounge with dual aspect windows, a fitted dining kitchen, a three-piece ground floor bathroom with shower, and the first floor has three bedrooms. Benefits from gas central heating and PVC double-glazed windows. Externally the gardens wrap around the front, side and rear of the house and has a driveway for off road parking.

ACCOMMODATION

ENTRANCE HALL



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PVC front door, radiator, carpeted staircase to first floor

LOUNGE

15' x 11' 6" (4.57m x 3.51m) Two dual aspect PVC double glazed windows, radiator

FULLY FITTED DINING KITCHEN

13' 5" x 11' (4.09m x 3.35m) Fitted wall and floor units including drawers, built in under oven, stainless steel four gas hob, stainless steel extractor hood, stainless steel single drainer sink unit with mixer tap, tiled splash-backs, two PVC double glazed windows, radiator, under stairs storage/pantry cupboard, wall mounted gas fired central heating boiler unit

THREE-PIECE BATHROOM

Panelled bath with shower, shower attachment and screen over, pedestal wash basin, low level WC, marble effect wall paneling, heated towel rail, PVC double glazed window

FIRST FLOOR

Landing, PVC double-glazed window

BEDROOM ONE

15' 2" x 11' 1" (4.62m x 3.38m) (Max measurements) Two PVC double glazed windows, radiator, built in storage cupboard

BEDROOM TWO

8' 2" x 8' 1" (2.49m x 2.46m) Radiator, PVC double glazed window

BEDROOM THREE

11' 6" x 6' 6" (3.51m x 1.98m) Radiator, PVC double glazed window

OUTSIDE

Situated on a corner plot, the gardens are to the front, side and rear including a driveway

PLEASE NOTE

All properties are offered on a rolling monthly contract with a 3 months minimum contract period. We require 1 month's rent as deposit and 1 month's rent in advance. On application we will require one week's holding fee, the landlord has 15 days to make a decision. If the tenancy does go ahead, the holding fee will be refunded or deducted from the first month's rent. If the tenancy does not go ahead then the holding fee will be refunded within 7 days of the deadline being reached or the landlord backing out. A repayment will not be made if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the landlord tries their best to get the information needed but the tenant fails to provide it within the 15 days.



Council Tax Band Band
Local Authority
EPC Rating 75

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.

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We will require proof of ID and address for all applicants over the age of 18 that will occupying the property.



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