



2 CLOUGH HEAD COTTAGE

£900PCM

Bleasdale, PR3 1UY

On a traditional and well respected sporting estate, in a rural location whilst remaining convenient for Garstang (7 miles), Preston (14 miles) and J32 M6 (10 miles).

A mid terrace character cottage set around a small courtyard with extensive mature rear gardens, with various seating areas to enjoy the lovely country views.

Available unfurnished on an initial twelve month Assured Shorthold Tenancy, long term tenants are sought.

Oil fired central heating, private water supply and drainage to a septic tank. Secondary glazing throughout. B4RN hyperfast broadband connected. EPC rated E. Council tax band A.

- Great unspoilt views
- Galley kitchen
- Utility room with shower and WC
- Good sized sitting room
- Spacious dining room with woodburning stove
- Two large double bedrooms
- House bathroom
- Large gardens
- Garage available separately at £50 per month

Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

015242 74445

lettings@davis-bowring.co.uk

www.davis-bowring.co.uk

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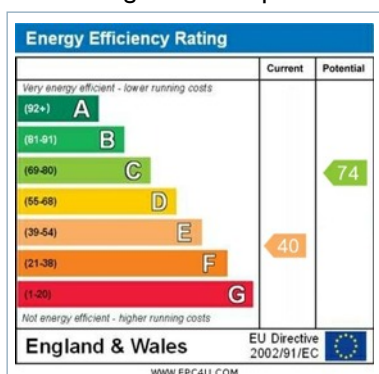
DIRECTIONS

What3words reference to the parking area
/// shuttle.compounds.situation

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.



TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy on an initial twelve month term. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent. **Please note:** properties on the Estate have a private water supply and will be billed annually in advance in accordance with the United Utilities rate at the time of billing. This information is available on their website under the page entitled "Household Charges" and tenants will be invoiced accordingly.

IMPORTANT - Davis & Bowring, for themselves and for the vendors of 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, 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.