



**HACKNEY
& LEIGH**
Lettings

Aughton

£1,150 pcm

Unit 1
Higher Barn
Aughton
Lancaster
Lancashire
LA2 8LU

A three bedroomed home, located in a peaceful setting with stunning countryside views. Comprising; Living room, dining kitchen, utility room with WC, three bedrooms, a four piece bathroom, parking for two cars and a small gravel area to the front. CTB-C. Available Soon & Long Term.

- Three Bedroom Family Home
- Living Room, Kitchen Diner & Utility Room
- Three Bedrooms & Four Piece Bathroom
- Parking For Two Vehicles
- Stunning Views
- Rural Location
- Unfurnished
- No Smokers
- Council Tax Band C
- Available Soon & Long Term

Property Ref: CR1304

3

1

1

TB



Living Room

Description: A three bedroomed home, located in a peaceful setting with stunning countryside views. Comprising; Living room, dining kitchen, utility room with WC, three bedrooms, a four piece bathroom, parking for two cars and a small gravel area to the front. CTB-C. EPC-C. Available Soon & Long Term.

Location: From Carnforth head towards Over Kellet on the B6254. Continue through Over Kellet and after approximately 2 miles, take the right hand turn towards Gressingham. After a short distance take the first right hand turn towards Aughton. Continue along this road for approximately 1.5 miles and just before the right 90 degree bend, the property can be located on the left hand side by our To Let Board.

What3Words: ///unscathed.filer.partied

Furnishings: This property is offered unfurnished.

Services: Mains Electric, Water (Metered - £25pcm payable on top of the rent), private oil and a Shared Septic Tank (Costs to be paid by the landlord). B4RN Enabled. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

Viewings: Strictly by appointment with Hackney & Leigh – Carnforth Office.

Ongoing Tenancy Management: Upon tenancy commencement the property will be directly managed by Hackney & Leigh.

Applying for a Tenancy: Tenancy Application Forms are available from any Hackney & Leigh office, on our website and will be e-mailed automatically following a viewing to the e-mail address provided. An application form should be completed for any intended occupants aged 18 yrs and above. Upon acceptance of an application the payment of the Holding Deposit (one weeks rent) is required, payable either by debit or credit card or bank transfer. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All adults of 18yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

Referencing: All applicants will be required to provide satisfactory references eg: employer, current landlord and two character references. For the self-employed, a reference from your accountant or solicitor will be required. A credit reference will be obtained for each applicant. Acceptance of references and the offer of a tenancy is at our discretion.

The Tenancy: The property will be let on an Assured Periodic Tenancy Agreement (APT). The tenancy continues on a rolling periodic basis until either party serves notice to terminate the agreement. To end the tenancy a tenant is required to provide a minimum of two month's notice, to end on the last day of a rent period. The landlord is required to serve a Section 8 notice to bring the tenancy to an end, using the relevant grounds for repossession.



Kitchen



Parking

"Double Click Text To Insert Floor Plan"

Higher Barn Aughton - Ref: CR1304

A thought from the owners...

Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.