

**Bakers Mews,
Tarleton**


SMART MOVE



Asking Price **Monthly Rental Of £925**



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For tenants seeking a centrally located and low maintenance home, then look no further than this immaculately presented first floor apartment, situated on the small courtyard development of Bakers Mews. This two bedroom home has been recently upgraded with new kitchen, shower room, flooring and heating, making internal inspections an absolute must and sure to impress.

You enter the building via a communal front door, which is shared with just 3 other apartments. Once inside, there is a further secure internal door, which has an intercom linked to the apartment, in order to allow for remote visitor access. The apartment is located on the first floor, so once inside the secure inner door you ascend the staircase to the first floor and to the main front door to the property. Once inside the front door the internal layout includes a central hallway with airing / storage cupboard, open plan lounge and recently fitted kitchen with double doors opening to the balconette, bedroom one, bedroom two has fitted wardrobes and could also be utilised as a dressing room or home office and the upgraded shower room completes the accommodation.

This beautiful development was based on the style of a London courtyard and as such this apartment benefits from maintained communal garden areas to the front and rear, as well as feature seating areas. For off road parking, this property comes with a allocated covered parking space to the rear of the building and for visitors, there are short-stay visitors spaces marked.

Transparency is extremely important to us. Outlined below is important information for potential tenants, prior to renting a property through Smart Move. All tenants and guarantors must undergo full credit checks. On the day you move into a property, you must pay the first month's rent plus a security deposit / bond, which is usually the equivalent of one month's rent. The security deposit shall be returned to the tenant upon the end of the tenancy, if the property is left in the same good order as they moved into it.

About the Local Area: Tarleton is a village situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality. The River Douglas runs northwards to the east of the village, as does the Leeds Liverpool Canal. Within the village itself are a fantastic array of boutique independent shops, hairdressers, beauticians, takeaways and gift shops, as well as larger chains such as Aldi, Costa, Co-op and Spar, making this property within a "stones throw" of all local amenities.



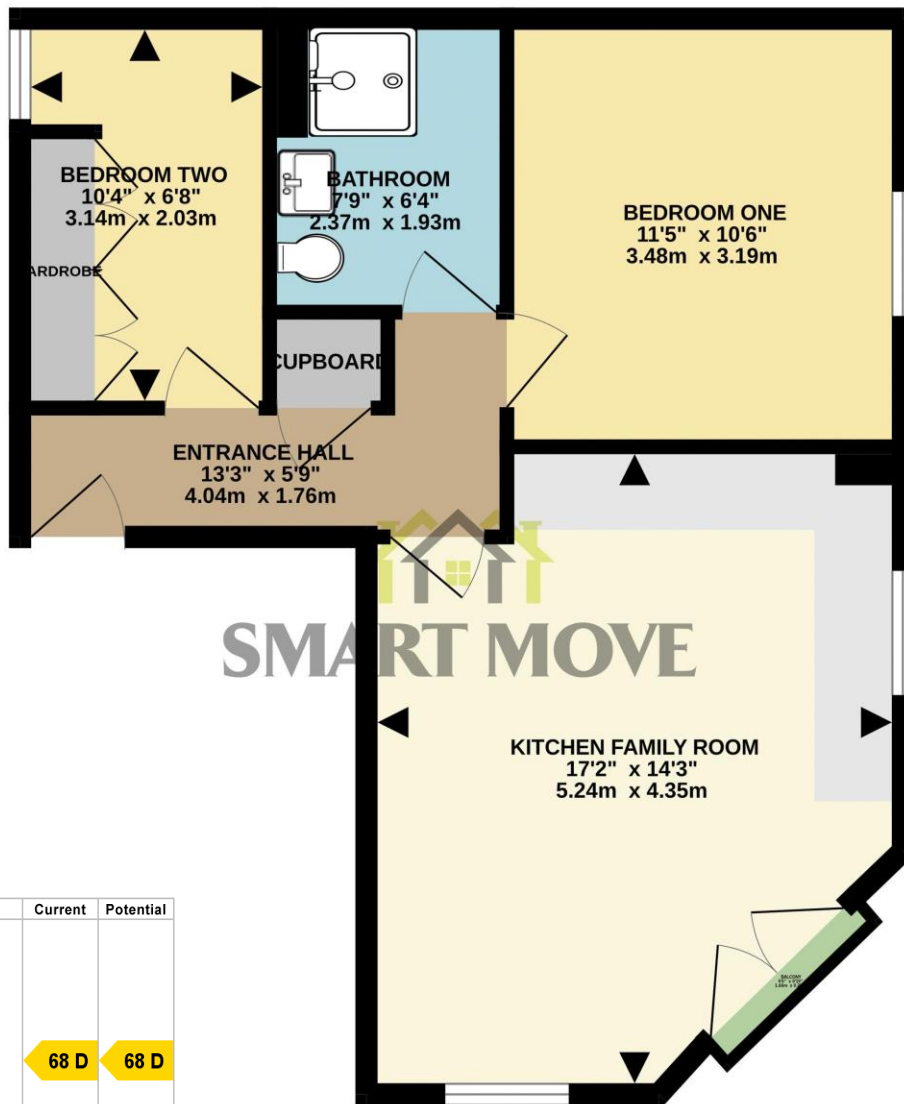
- * Immaculately Presented First Floor Apartment**
- * Open Plan Lounge & Kitchen with Balconette**
- * Bedroom One & Bedroom Two / Dressing Room**
- * Maintained Communal Garden Areas**
- * Electric Heating with Recently Upgraded Heaters**



- * Central Village Courtyard Style Development**
- * Recently Upgraded Kitchen & Shower Room**
- * One Allocated Covered Parking Space**
- * Minimum 6 Months Initial Tenancy**
- * Council Tax Band B & EPC Rating D**



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	68 D
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 507 sq.ft. (47.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PRS Property Redress Scheme



Smart Move – Tarleton
226a Hesketh Lane
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.