



I SCHOOL COTTAGES

£1100PCM

Bleasdale, Preston, PR3 1UY

A spacious and characterful semi detached cottage in a delightful rural setting on a traditional and well respected sporting estate, convenient for Preston (14 miles) and the M6 J32 (10 miles).

Large garden with seating terrace and splendid rural views. Garage and allocated parking.

Available at the end of September and offered unfurnished on an Assured Periodic Tenancy Agreement, long term tenants are sought.

Oil fired central heating and mostly double glazed. Mains electricity and private drainage. B4RN hyperfast broadband connected. EPC rated E. Council tax band C.

- Entrance hall with useful pantry
- Dining kitchen with woodburning stove and doors to seating terrace
- Sitting room with woodburning stove
- Two double bedrooms with open views
- Third bedroom with built in wardrobes
- Four piece house bathroom comprising roll top bath, shower cubicle, wash basin and WC

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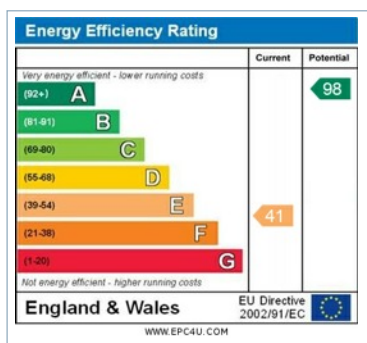
estate agents



DIRECTIONS

What3words /// torso.alarm.sanded

Off the M6 J32 take the A6 for Garstang. After leaving Bilsborrow/Brock turn right just before the Shell garage following signs for Calder Vale, Oakenclough & Beacon Fell Country Park. Drive over the canal, railway and motorway. At 'Y' junction fork right. Take next left (signposted Chipping) and follow winding road 2.5 miles to 'T' junction. Turn left and after 300 yards turn right (signposted Bleasdale). Continue for c.2 miles at which point you will pass a lodge house. From here continue 0.9 miles and turn left onto 'Bleasdale Cottages Private Road'. At the fork bear left until reaching the old school cottages on your left.



TENURE AND RENTAL

The property is offered on an Assured Periodic Tenancy Agreement, long term tenants are preferred. 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.

RESTRICTIONS AND APPLICATION

No smokers or sharers. Please download an application form from our website, call in or telephone. 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 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.