



INGHAM & YORKE
Chartered Surveyors & Land Agents

3 Worsicks Cottage, Singleton, Poulton-le-Fylde, FY6 8LL

3 Worsicks Cottage Singleton

£725pcm

£8,700 pa

Unfurnished



Directions

What3words

professes.thinkers.luck



TO LET

PROPERTY TYPE

🏠 Cottage

BEDROOMS

🛏️ 3

BATHROOMS

🚿 1

Key features

- Well-presented three-bedroom home in the highly sought-after village of Singleton.
- Spacious main reception room with patio doors opening onto the private garden.
- Brand-new fitted kitchen and newly installed contemporary bathroom.
- Private garage and allocated off-street parking providing secure storage and convenience.
- Attractive rural setting with excellent access to Poulton-le-Fylde and the wider Fylde coast.
- Available now on a 6 month Assured Shorthold Tenancy.



Description

A well-presented three-bedroom village property offering bright, practical modern accommodation in a highly desirable rural setting.

The property provides well-balanced living space, including a generous reception room with large patio doors opening onto the garden, creating a light and welcoming environment. The newly fitted kitchen features contemporary units, ample worktop space and excellent storage.

To the first floor are three well-proportioned bedrooms. Two spacious doubles enjoy south-facing windows overlooking the rear garden with views across the Fylde countryside, while the master bedroom to the front offers particularly generous proportions. The newly installed bathroom comprises a modern three-piece suite with bath and shower over, WC and hand basin. The layout is equally suited to a couple, family or those requiring home office space.

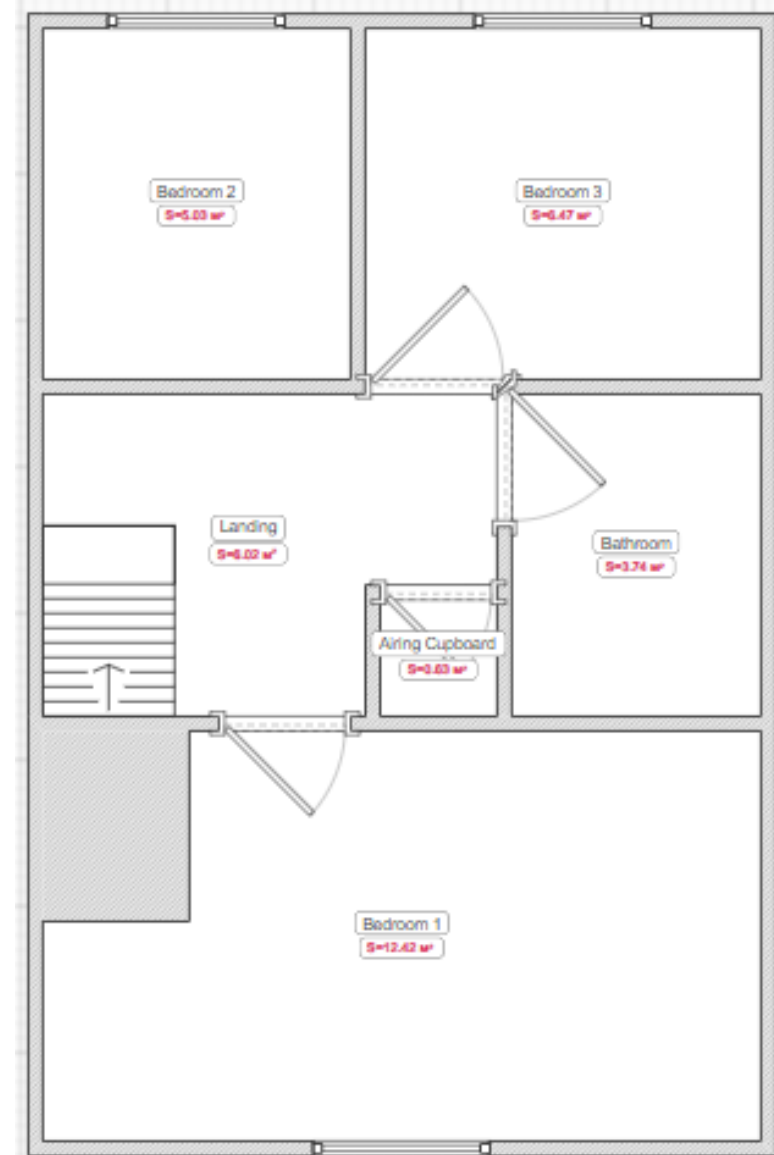
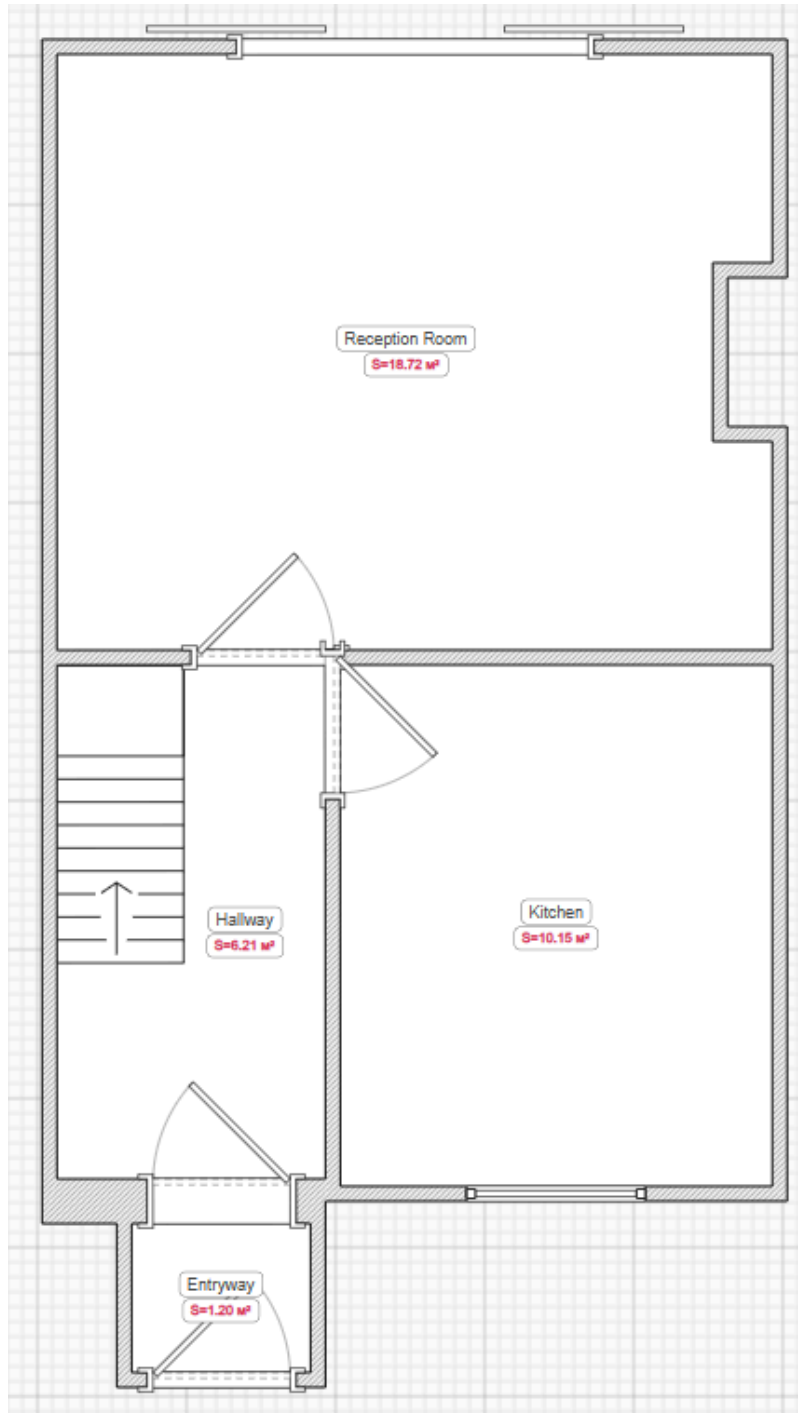
Externally, the property benefits from manageable garden space ideal for seating and outdoor enjoyment, together with allocated off-street parking and a private garage providing secure parking and useful storage.

Situated in the sought-after village of Singleton, often regarded as Fylde's model village, the property combines rural charm with everyday convenience. Excellent road links provide easy access to Poulton-le-Fylde, Lytham St Annes and the wider Fylde coast, while surrounding countryside offers superb walking and cycling routes from the doorstep.

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Floor Plan



Not to scale - for identification purposes only

Other Information

Services: The property has the benefit of mains gas, water and electricity. The central heating is by way of a gas combi boiler.

The tenant is responsible for all services connected to the property including all charges for water and sewerage, gas, electric, Council Tax (Band C) and telephone for the full commencement of the Tenancy.

Local Authority: Fylde Council, Town Hall, South Promenade, Lytham St Anne's FY8 9WY. Tel: 01253 658658

Tenancy Terms: The property will be let on an Assured Shorthold Tenancy agreement for an initial term of 6 months.

References: All applicants will be required to provide satisfactory references prior to the occupation of any property. The reference checks will be carried out by a third party provider. Acceptance of references and offer of the Tenancy is at our discretion.

Rent and deposit: One completion of the application and offer of an Assured Shorthold Tenancy Agreement by the agent or Landlord, full payment of five weeks rent is required as a returnable rental deposit immediately along with the signing of Agreements. The deposit will be held by The Tenancy Deposit Scheme. The first month's rent will be required 5 working days prior to the start of the tenancy. In the event that consent is given for a pet to reside at the property an increased rent may be agreed between all parties. Where a tenant requires a guarantor, the guarantor will be required to complete the same application process as a tenant. The guarantor will also be required to sign the deed of guarantee agreement prior to the commencement date.

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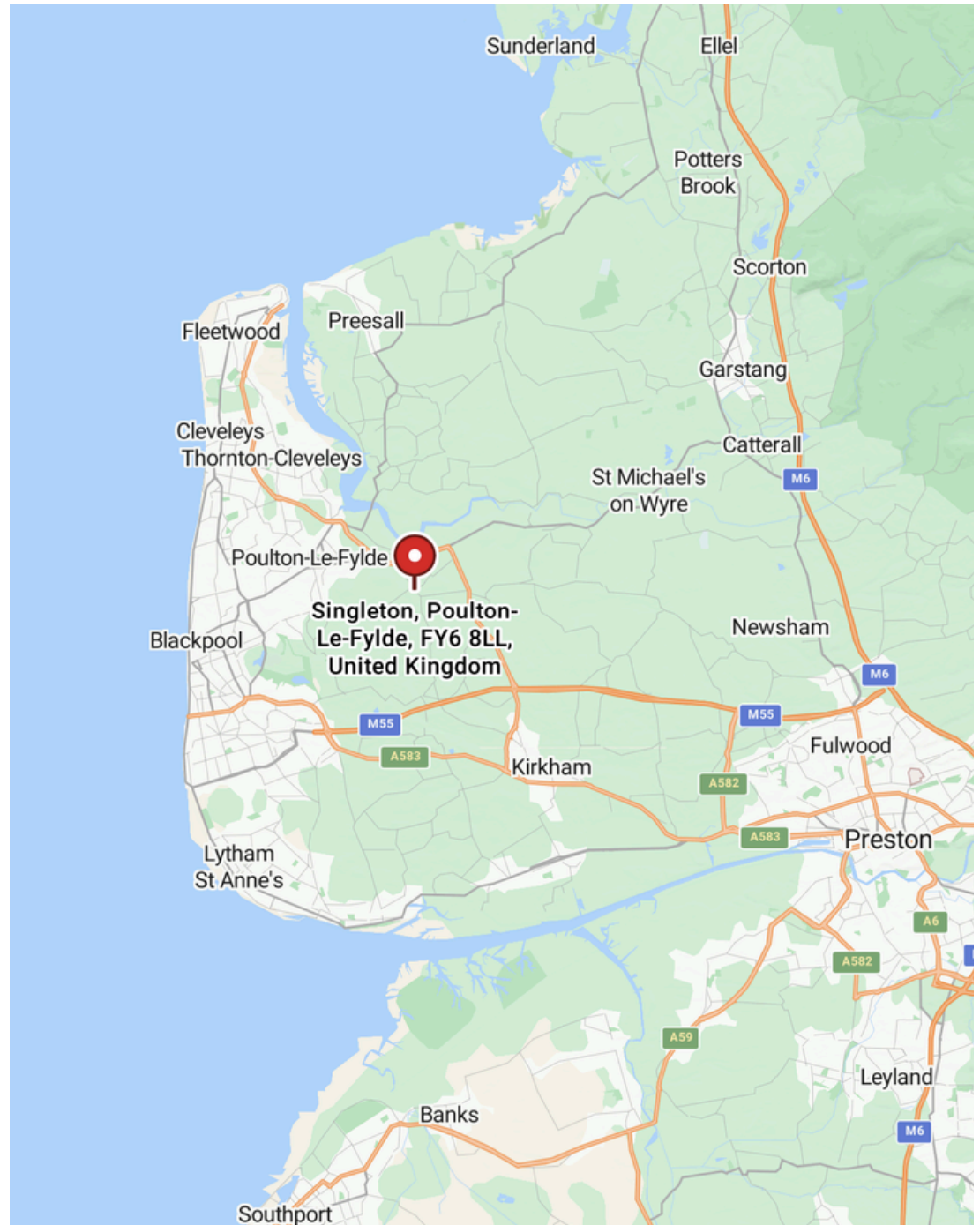


EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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