



DUCHY of LANCASTER

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929 GARSTANG ROAD

£880PCM

Barton, near Preston, PR3 5AB

Being part of the Duchy of Lancaster Estate, this well appointed three bedroom property is ready to move into and located within the village of Barton, being convenient for Preston, the M6 and rail networks.

Small private rear flagged garden with views to open fields, driveway parking.

In line with the Duke Of Lancaster Housing Trust criteria, the property is offered to applicants with a local connection and available unfurnished on an Assured Periodic Tenancy. Long term tenants are sought.

Mains electricity, water and drainage. Gas central heating. Broadband connected. Double glazing throughout. Council tax band B. EPC rated D.

- Entrance hall
- Sitting room (3.4m x 2.8m) with open fire
- Spacious dining kitchen (7.6m x 3.8m) with modern wall and base units, integral fridge and freezer, single oven and hob. Recesses for washing machine and tumble dryer. Space for dining table and having double doors out to the enclosed garden.
- Double bedroom 1 (4.2m x 2.8m) with views over to open fields
- Double bedroom 2 (3.5m x 2.5m) and small occasional single bedroom 3/office (2.3m x 1.4m) room
- Modern house bathroom comprising bath with over shower, wash basin and WC

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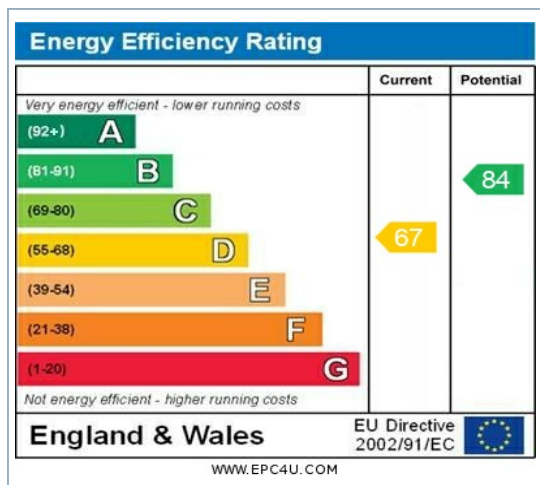
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DIRECTIONS

What3words reference **/// unlucky.canoe.clumped**

Please note that the property is offered at an affordable rent and applicants will need to meet the trusts criteria and a pre viewing application form will need to be completed. Please contact the agents for further information.



TENURE AND RENTAL

The property is offered on an Assured Periodic Tenancy, long term tenants are preferred. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

RESTRICTIONS AND APPLICATION

No smokers or sharers. 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.

IMPORTANT Davis & Bowring, for themselves and for the vendors or 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, photographs, measurements, areas, 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 nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.