

**Bannistre Court,
Tarleton**


SMART MOVE



Asking Price **Monthly Rental Of £1,400**



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tarleton@smartmoveproperties.net**



Tucked away on one of the villages most sought after roads, lies this deceptively spacious and extended detached true bungalow. Bannistre Court is a peaceful cul-de-sac set right in the heart of Tarleton village, meaning that just a couple of minutes stroll from your front door, are a host of local shops and amenities, making this property highly recommended in order to fully appreciate the property itself and also the amazing location it offers. Viewings will take place from 2nd December 2024 and as the property is readily available, it means that you could be moved into this amazing property BEFORE CHRISTMAS, so enquire now before it is snapped up.

The spacious accommodation spans around 1,397 sq ft (excluding the garage) and in brief includes: covered storm porch, central entrance hallway with three built in storage cupboards, plus a utility cupboard with space for a washing machine and tumble dryer, lounge with open plan arches into the snug and kitchen, conservatory to the rear with double doors opening out to the rear garden, bedroom one has fitted wardrobes and a open doorway to the rooms en suite wet / shower room, bedrooms two and three and the three piece bathroom completes the accommodation. The property offers excellent off road parking on the driveway to the front, which can hold at least three vehicles, in addition to the double garage, which is detached from the house and has access through two garage doors (one electric and one manual,) in addition to an external side access door. There are also low maintenance garden areas to the front and rear, which offer pebbled patio areas and a established hedged rear boundary.

Information for Potential Tenants: Transparency is extremely important to us. Outlined below is important information for potential tenants, prior to renting a property through Smart Move. Should you wish to reserve or "hold" a property via Smart Move, you must pay a holding fee of one weeks rent, whilst you undergo credit checks. Once you have passed credit checks, this holding fee will be deducted from the first month's rent. NB: The holding fee is non-refundable if the applicant pulls out on renting the property without good reason, or if they fail credit checks due to falsely supplied information. 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.

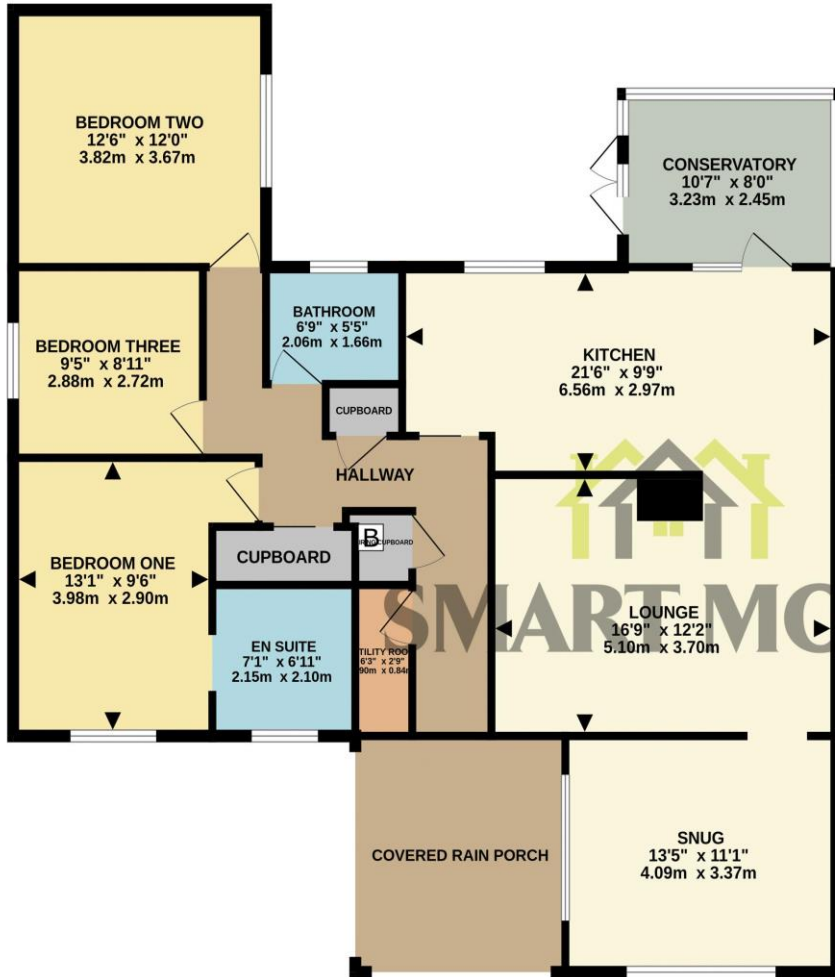


- * Three Bedroom Detached True Bungalow**
- * Much Sought After Central Village Location**
- * Conservatory to the Rear**
- * Three Piece Family Bathroom**
- * GCH, UPVC DG & Minimum 6 Months Initial Term**

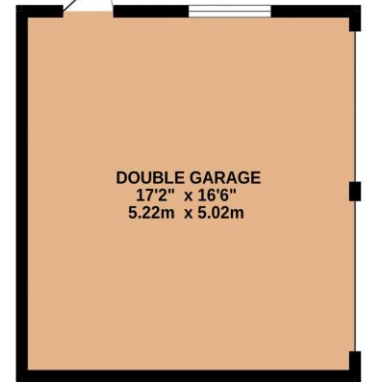
- * Available to View & Move in BEFORE CHRISTMAS**
- * Open Plan Snug, Lounge & Kitchen**
- * En Suite Wet Room to Bedroom One**
- * Generous Driveway plus Detached Double Garage**
- * Council Tax Band D & EPC Rating C**



GROUND FLOOR
1397 sq.ft. (129.8 sq.m.) approx.



GARAGE
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 1681 sq.ft. (156.1 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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

rightmove



PRS Property Redress Scheme

SMART MOVE

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.