



DUCHY of LANCASTER

**davis&
bowring**

estate agents



2 THREE LANE END COTTAGES

£835pcm

Dunsop Bridge, BB7 3BG

On the prestigious Duchy of Lancaster's Whitewell Estate, a sweet mid-terrace two bedroom cottage with stunning open countryside views to the front. Located in the popular village of Dunsop Bridge.

Lovely lawn garden to the front, small courtyard to the rear with outhouse and divided garden to the rear (perfect for hanging out the washing). Parking for two cars.

Available unfurnished on an initial twelve month Assured Shorthold Tenancy Agreement. Long term tenants are sought.

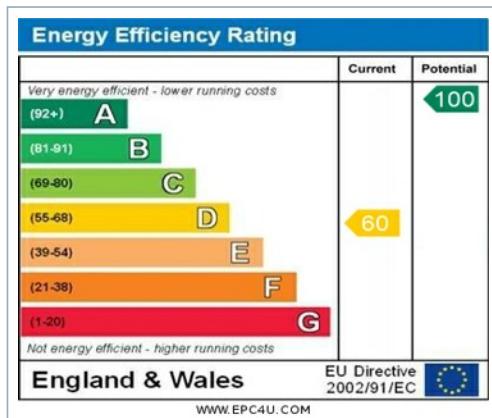
Mains water and electric. Oil central heating. Private drainage to a septic tank. B4RN Hyperfast Broadband connected. Council tax band C. EPC rated D.

- Kitchen with modern wall and base units (3.3m x 3.3m) single oven, hob and integral fridge. Useful under stairs storage cupboard
- Ground floor bathroom (2.7m x 1.8m) comprising bath with over shower, wash basin and WC
- Laundry cupboard with space for coats and boots
- Sitting room (3.7m x 3.6m) with open fitting and door to garden
- Enclosed stairs leading to;
- Bedroom 1 (4.1m x 3.6m) with open views to fields
- Bedroom 2 (3.3m x 3.1m) with storage cupboard



DIRECTIONS

What3words reference **///minimums.romance.trickled**



TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy on an initial twelve month term, although 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.