



Location:

The property is located in a popular location on Coe Lane, Tarleton. Hesketh Lane, with its diverse range of shops and schools, located a short distance to the North. The local road network provides easy access to Preston, Southport and Ormskirk.

Description:

A semi-detached brick built property which benefits from both tarmacked and gravelled off street parking. The wrap around garden contains a raised vegetable bed and three outbuildings. The property has three bedrooms, one bathroom, one WC, living room, kitchen and pantry cupboard, utility room, double glazing and gas fired central heating.

The property comprises: -

Internal:

Entrance Hallway: 1.78m x 1.85m

Fitted carpet. Neutral walls. Pendant light. Radiator.

Living Room: 4.70m x 3.95m

One double radiator. Open coal fire with brick surround. Fitted carpet and neutral walls. Pendant light. In-built storage cupboard with drawers. Large UPVC double glazed window providing views to the rear garden and field beyond. Door to kitchen.

Kitchen: 3.82m x 2.44m

Fully fitted base and wall mounted units with fitted work surface. Tiled splash back. Space for a free standing cooker. Stainless steel sink and drainer with hot and cold taps. Laminate flooring. UPVC double glazed windows.

Utility Room: 1.87m x 1.0m

Fitted shelves with hooks. Space for washing machine. Laminate flooring. UPVC double glazed frosted glass window.

Downstairs WC: 1.38m x 0.79m

White WC with traditional flush. Laminate flooring. Pendant light.

First Bedroom: 3.09m x 2.24m

Single bedroom. Pendant light. Single radiator. Fitted carpet. Two UPVC double glazed windows.

Second Bedroom: 3.55m x 2.50m

Single bedroom. Pendant light. Single radiator. Fitted carpet. Original fireplace. Two UPVC double glazed windows.

TO LET

65 COE LANE, TARLETON, PRESTON, PR4 6HH

£625.00 per calendar month

Master Bedroom: 3.58m x 3.40m

Double bedroom. Pendant light. Double radiator. Fitted carpet. Original fireplace. In-built storage cupboard. Large UPVC double glazed windows.

Upstairs Bathroom: 2.10m x 1.76m

White bathroom suite comprising wash hand basin and bath. Mirror. Fitted carpet. Heated towel rail. In built storage cupboards. UPVC double glazed frosted glass window.

External:

Workshop One: 5.96m x 4.67m

Detached wooden workshop with doorway to front.

Workshop Two:

Detached wooden workshop with doorway to front and side.

Gardens:

Enclosed wrap around garden. Paved patio areas. Raised vegetable bed.

Parking:

Tarmacked and gravelled off street parking to the front and side of the property.

Services:

Metered mains water and sewerage are connected, together with mains gas and electric. None of these services have been tested.

Fixtures and Fittings:

The property is to be let unfurnished except items as detailed within these particulars. All fitted carpets are included with the property.

Terms:

The property is to be let on an Assured Shorthold Tenancy Agreement for an initial 12 month period. Employment, bankers, character and previous landlord (if applicable) references will be carried out on the applicant. A credit check may also be carried out. An agency fee of £140.00 inc. VAT is chargeable to the applicant prior to the taking up of references.

Rent:

£625.00 per calendar month payable in advance.

Deposit:

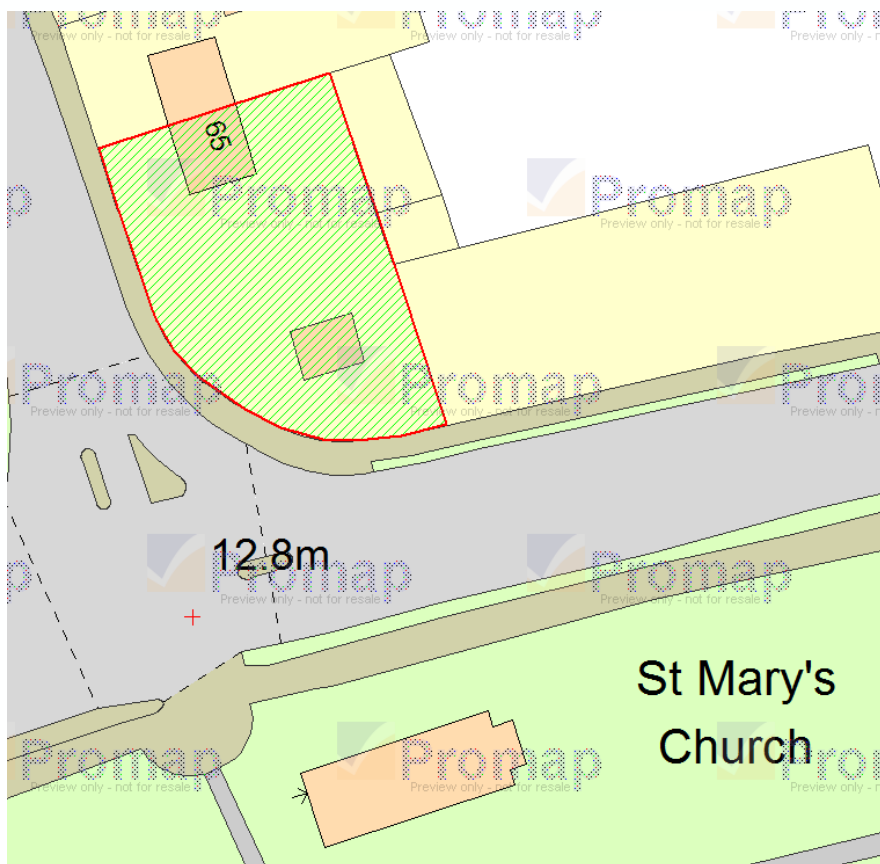
£625.00 is payable prior to the completion of the Assured Shorthold Tenancy Agreement. The deposit will be repaid in full following vacation, without payment of any interest, provided that the property is left in a clean and tidy condition, with any damage made good to the landlord's satisfaction and all outgoings and service payments having been met.

Viewing:

Strictly by appointment through the sole agents, Acland Bracewell Surveyors Limited. Contact Sarah Valentine.

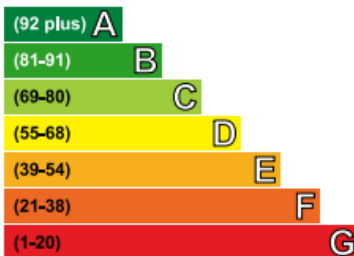
Council Tax:

The residential property is classified as Band B for the purpose of council tax. We are informed by West Lancashire Borough Council that the financial payment for 2018/19 is £1,376.17.



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
61	83



Not to scale. Strictly for identification purposes only.



MISREPRESENTATIONS ACT 1967

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

BUSINESS PROTECTION FROM MISLEADING ADVERTISING REGULATIONS 2008

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