

1 BRUNGERLEY COTTAGE
WADDINGTON
BB7 3HG

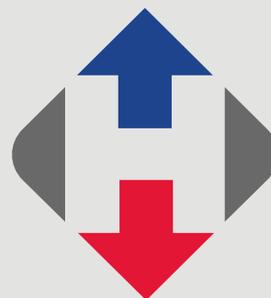
£775 per month



- Superb unique semi-detached cottage
- 2 reception rooms, kitchen & utility
- Excellent location adjoining open fields
- Modernised to high standards
- 3 bedrooms, dressing room
- Quality 4-pce bathroom suite
- CH & partial double glazing
- Unfurnished. Available immediately

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Situated in a picturesque location close to the River Ribble enjoying superb views of the surrounding countryside, this charming semi-detached cottage has been fully refurbished throughout with a recently fitted kitchen and excellent bathroom suite.



Further accommodation comprises a spacious lounge, dining room, ground floor bedroom, useful utility room and two double first floor bedrooms.

LOCATION: From our rental office proceed down Parson Lane, turn right at the roundabout and follow the road past Booths and straight over the mini roundabout before turning left under the railway bridge onto Waddington Road. Follow the road down the hill towards the bridge and just before the bridge turn left onto a private drive. 1 Brungerley Cottage is the property on the right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALL:

LOUNGE: 5.5m max, 3.7m min x 3.7m (18'2" max, 12'3" minimum x 12'2"); with open fire in feature surround.

DINING ROOM: 5.5m x 3.3m max, 2.0m min (18'1" x 11' max, 6'8" min); understairs storage cupboard, meter cupboards.

BEDROOM THREE: 2.7m x 2.2m (8'11" x 7'2").

KITCHEN: 3.3m x 3.1m (10'9" x 10'2"); with range of modern fitted wall and base units with complementary working surfaces, built-in electric oven, four-ring electric hob with stainless steel extractor hood over, single drainer stainless steel sink unit, plumbing for washing machine, staircase to first floor.

LEAN-TO: 5.1m x 1.0m (16'9" x 3'4"); external door to rear of property.

UTILITY/BOILER ROOM: 1.9m x 1.3m (6'3" x 4'3"); plumbing for washing machine.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.0m x 3.7m (13'1" x 12').

DRESSING ROOM: 3.7m x 1.4m (12' x 4'8").

BEDROOM TWO: 3.3m x 2.5m (10'9" x 8'1").





BATHROOM: Housing modern fitted four-piece white suite comprising low suite w.c., pedestal washbasin, four-claw roll-top bath and corner shower enclosed with electric shower, fully tiled walls.

OUTSIDE: The property enjoys superb rural views and benefits from off-road parking for approximately 3/4 cars leading to timber garage. To the side and rear of the property are lawned gardens, flowerbeds and a greenhouse. The house adjoins open fields to the rear and side.

DEPOSIT: £894.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

EPC: The energy efficiency rating for this property is E.

COUNCIL TAX: Band D.

Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card or cash.





CONFIDENCE GUARANTEE

FREE Property Appraisal
Full Reference Checks
Total Transparency
40+ Year's Experience
End Of Tenancy Management



1 Brungerley Cottage, Waddington, BB7 3HG

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LANDORDS!

LET us LET your property to the right tenant

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

2-4 Parson Lane, Clitheroe, BB7 2JN
T: 01200 444477 E: lettings@honeywell.co.uk

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