

FIELD TOP COTTAGE  
565A WHEATLEY LANE RD  
FENCE  
BB12 9EA

£625 per month



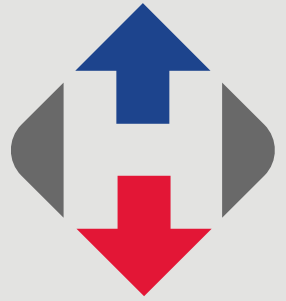
- Pleasant stonebuilt cottage
- Double bedroom with fitted wardrobes
- Open mezzanine loft store area
- Sought after village location
- Brimming with character
- Lounge/dining room, kitchen
- 3-pce bathroom; private patio garden
- Unfurnished. 6-month tenancy.

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**This delightful stonebuilt cottage is in the desirable village of Fence, located on the edge of rural countryside and close by to excellent transport links, ideal for those wishing to commute.**

**This attractive property offers well-presented accommodation, oozing with many character features. On the first floor it boasts a double bedroom with fitted wardrobes and an open mezzanine loft store area accessed by fixed ladder steps and there is a white three-piece house bathroom. The ground floor has a generous lounge/dining room and a modern compact kitchen.**

**Externally there is a pleasant rear patio garden.**



**LOCATION:** Travelling along the A6068 from Barrowford towards Padiham, turn right into Cuckstool Lane and at the T-junction turn right into Wheatley Lane Road. The property is situated on the right hand side.

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

**ENTRANCE HALL:** With solid wood external front door, large built-in cupboard housing boiler and plumbing for washing machine, feature ceiling beam and exposed stone walls.

**LOUNGE/DINING ROOM:** 5.1m x 3.9m (16'10" x 12'9"); with feature stone fireplace, built-in shelving, feature alcoves, television point, telephone point, stone staircase leading to the first floor with wrought iron handrail and part-exposed stone feature wall, understairs cupboard, pleasant private rear outlook.

**KITCHEN:** 3.1m x 1.9m (10'1" x 6'2" max); cosy cottage kitchen with a range of modern cherry wood style wall and base units with high gloss laminate working surfaces, tiled splash back, stainless steel sink and drainer unit with mixer tap, double oven and 4-ring gas hob, space for small fridge-freezer, tiled flooring, rear wood door to outside.

**FIRST FLOOR:**

**LANDING:** With wood balustrade.

**BEDROOM:** 3.3m x 3.0m plus wardrobes (10'9" x 9'10"); full wall of fitted wardrobes and shelving, feature wood beams with pitched ceiling, television point, ceiling spotlights, part exposed stone wall, fixed wooden ladder steps leading to an open mezzanine loft store area.

**MEZZANINE LOFT STORE:** Excellent storage with velux window, beams, wooden flooring, some limited headroom.







**BATHROOM:** With 3-pce white suite comprising roll top ceramic bath with electric shower over, pedestal wash basin, low suite w.c., wood effect vinyl flooring, part tiled walls, recessed spotlights.

**OUTSIDE:** Private stone flagged rear patio garden with stone walls and fencing with side gate access.

**DEPOSIT:** £721.00.

**RESTRICTIONS:** No pets and no smokers.

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band B, £1,788.90 (April 2024).

#### **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.





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