

TO LET

 safeagent

John Pallister
Chartered Surveyors



£565 pcm (Unfurnished)

**15 Bridge Road
Chatburn, Clitheroe
BB7 4AW**



**The Coach House
28 Duck Street
Clitheroe
BB7 1LP**

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15 Bridge Road

This one bedroom, first floor flat lies in the centre of the popular village of Chatburn, above a florists shop. The flat has been extensively modernised and re-modelled with electric radiators and double glazing, and includes a spacious living room, brand new kitchen with some built in appliances (to be used but which may not be repaired or replaced), new 3 piece shower room, and small double bedroom. New, modern décor and floor coverings enhance the feel of the airy accommodation.

The accommodation briefly comprises: - (all sizes approximate)

Rear, Ground Floor Entrance Hall (shared with the florists shop) – stairs to the first floor flat.



Kitchen: (L-shaped design) including new shaker style kitchen units, built in oven and hob, dish washer and washing machine, and free-standing fridge/freezer. A “sun pipe” fills the room with natural light from the ceiling during the day. Electric radiator.

Living Room: 12'4 x 11' (ave) with window, electric radiator.



Bedroom: (L-shaped) 11'7 x 10'(ave/max) with two windows and electric radiator.

Shower Room: with new wc, wash basin and shower cubical.



Tenancy Details

Type of Tenancy:	Unfurnished Assured Shorthold
Rental:	£565 pcm
Period of Tenancy:	6 month - Renewable thereafter by agreement
Deposit:	£565 to be held with the DPS
Available from:	Immediately subject to references
Special Terms:	Non-smokers, Preferably no pets
Council Tax:	Band TBA
EPC:	D-57

Prospective Tenants Please Note

All prospective tenants will be required to complete an application form

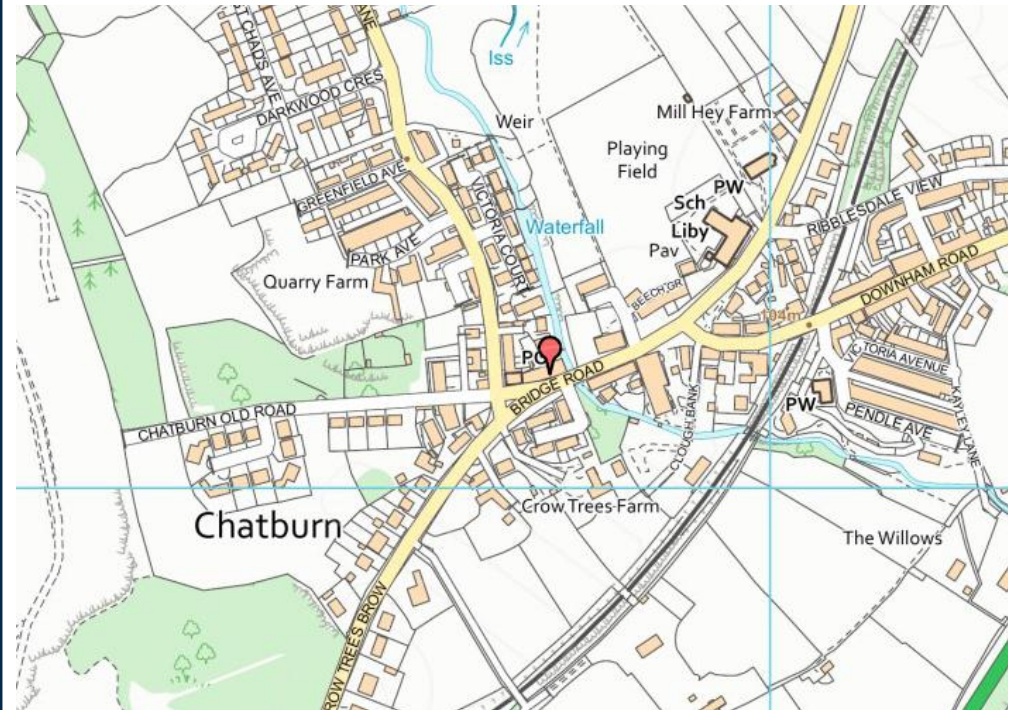
The application form will require information including the following: -

- Bank or Building Society details
 - Details of your current Employment and Landlord/Agent if applicable
 - Details of any County Court Judgements, Bankruptcy Orders etc
- References can then be sought if the Landlord is agreeable, usually by an independent agency.

Subject to satisfactory references, the prospective tenant will then be required to provide:

- One month's rent in advance.
- A Deposit (usually equal to a months rent) to be held by the DPS

ALL NEGOTIATIONS/APPLICATIONS ARE ENTERED INTO
ON A SUBJECT TO CONTRACT BASIS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		