



8 Fernleigh Avenue, Grange-Over-Sands
£1,000 pcm





8 Fernleigh Avenue

Grange-Over-Sands, Grange-Over-Sands

An appealing well proportioned end terrace house situated in popular residential area within Grange-over Sands. The property is conveniently placed for the many amenities available within the popular historic seaside town which include a variety of shops, cafes, a library, health care, railway station and post office.

The well presented accommodation briefly comprises porch, entrance hall, sitting room, dining room and kitchen on the ground floor and three bedrooms and a four piece bathroom on the first floor. The property benefits from double glazing and gas central heating and is offered for sale with no upper chain.

Outside offers a well stocked enclosed garden at the front and an enclosed patio with bay views at the rear.

On road parking applies.

Council Tax band: B

Tenure: Freehold

PLEASE NOTE

This property is to be let on a fixed term Assured Shorthold Tenancy for a minimum term of 6 months and you will not be able to terminate the lease during this fixed term. You will be responsible for the rent during this fixed term. The tenant will be responsible for all utility charges during the full term of the tenancy including gas, electricity, water, sewerage, telephone and Council Tax and any other services connected to the property. The tenant will be responsible for insuring their own possessions for the full term of the tenancy. Following successful referencing the tenant will be required to pay one months rent in advance and a security deposit prior to the start of the tenancy, the deposit will be held in accordance with the Tenancy Deposit Scheme Regulations and will be refundable at the end of the tenancy, subject to the property being left in a satisfactory condition. The rent will then be due on or by each rent day and will be payable by standing order.

INFORMATION FOR TENANTS

As well as paying the rent you may also be required to make the following permitted payments. Before the tenancy starts - payable to THW Estate Agents Ltd A Holding Deposit - equivalent of 1 weeks rent Deposit - equivalent of five weeks rent During the Tenancy - payable to THW Estate Agents Ltd Payment of up to £50 if you want to change the tenancy agreement Payment of interest for the late payment of rent at a rate of 3% per annum above Bank of England's base rate Payment of up to £75 for the reasonably incurred costs for the loss of keys/security devices Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy Other permitted payments Any other permitted payments, not included above, under the relevant legislation including contractual damages.

HOW TO RENT GUIDE

We advise any prospective tenants to read the governments How to Rent Guide - available on <https://www.gov.uk/government/publications/how-to-rent>.

TENANT PROTECTION

THW Estate Agents Ltd is a member of Propertymark Client Money Protection Scheme which is a client money protection scheme and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the our website or by contacting the us directly.

EPC

Rating E.





EPC

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PORCH

5' 5" x 3' 1" (1.66m x 0.95m)

Painted feature door, partial panelling to walls, fitted coat hooks, tiled flooring.

GROUND FLOOR

ENTRANCE HALL

5' 11" x 4' 4" (1.81m x 1.32m)

Natural light from stairwell, partial panelling to walls, understairs cupboard.

DINING ROOM

15' 2" x 10' 3" (4.62m x 3.13m)

Double glazed window, radiator, original decorative fireplace, built in drawers, coving.

SITTING ROOM

21' 2" x 11' 6" (6.44m x 3.51m)

Double glazed bay window, double glazed window, two radiators, with one having a decorative cover, woodburning stove to feature fireplace, coving.

KITCHEN

11' 5" x 7' 1" (3.47m x 2.16m)

Double glazed door to patio garden, double glazed window, radiator with decorative cover, base and wall units, white porcelain sink, built in oven, gas hob with extractor hood over, integrated fridge and freezer, built in washing machine, cupboard housing gas central heating boiler, coving, fitted shelving, tiled splashbacks, tiled flooring.





FIRST FLOOR

LANDING

9' 4" x 8' 11" (2.84m x 2.71m)

Double glazed window.

BEDROOM

14' 1" x 10' 4" (4.28m x 3.15m)

Double glazed window, radiator, coving, fitted coat hooks.

BEDROOM

12' 2" x 11' 8" (3.71m x 3.55m)

Double glazed bay window, radiator, coving.

BEDROOM

11' 5" x 8' 6" (3.48m x 2.60m)

Double glazed window, radiator, coving, picture rail.

BATHROOM

11' 4" x 7' 2" (3.45m x 2.19m)

Double glazed window, heated towel , four piece suite in white comprises W.C., wash hand basin with tiled splashback, freestanding roll top bath with mixer shower and fully tiled shower cubicle with thermostatic shower fitment, extractor fan, coving, partial panelling to walls, tiled flooring, loft access.

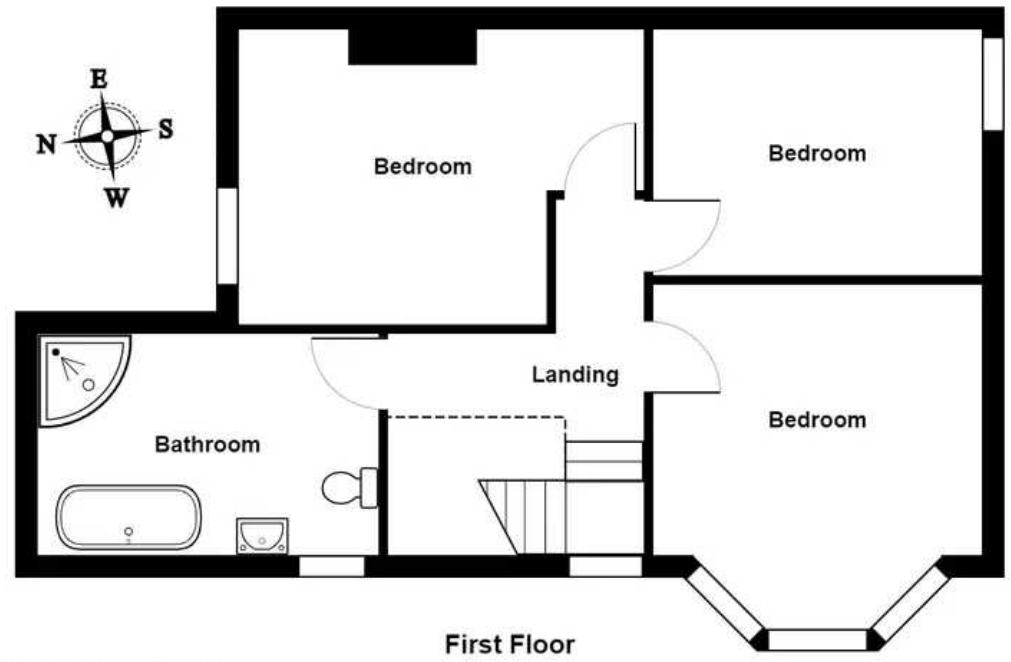
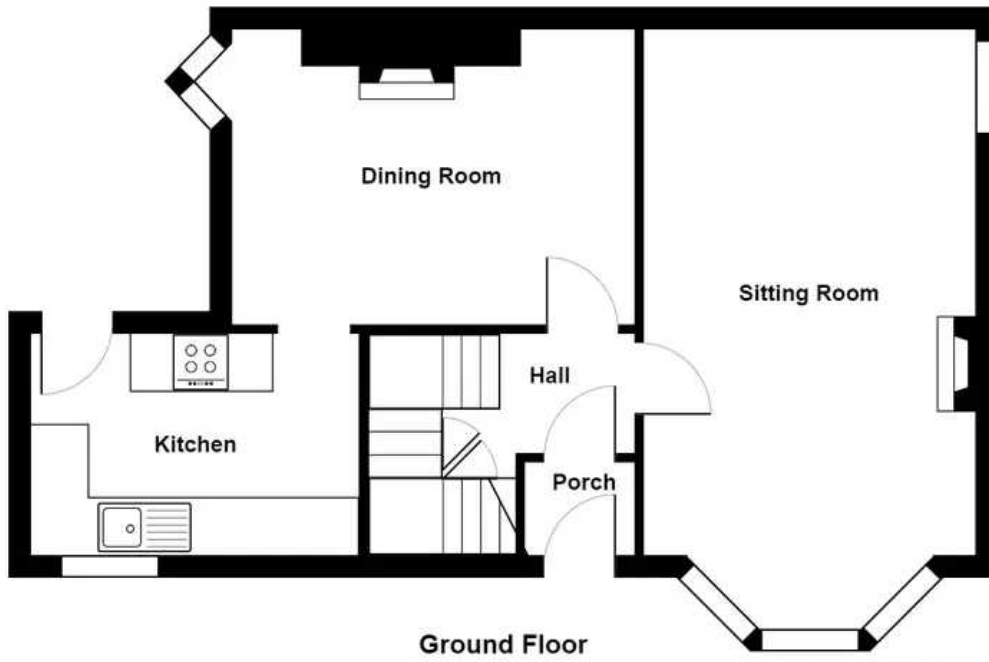
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

OUTSIDE

There is a well stocked enclosed garden to the front of the house and an enclosed patio garden to the rear which has views towards the bay. On road parking applies.





8 Fernleigh Avenue, Grange-over-Sands
 Total Area: 100.4 m² ... 1081 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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