

TO LET

 safeagent

John Pallister

Chartered Surveyors



£775 pcm (Unfurnished)

**3 Bold Venture
Chatburn
BB7 4JZ**

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

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www.pallistersproperty.co.uk

A well presented 2 bed terraced property located in a secluded part of the popular village of Chatburn, with access to village amenities such as a Post Office and general store, petrol station and primary school.

From Clitheroe, proceed into Chatburn and turn left immediately after the railway bridge (just past the garden centre on your right), continue into the old quarry and bear left down alongside the railway. The cottage is indicated by our "To Let" sign.

The accommodation briefly comprises: - (all sizes approximate)

Entrance Vestibule

Living Room: 11'7" (3.53m) x 15'1" (4.59m) with radiator and electric fire.



Kitchen/Diner: 11'5" (3.48m) x 12'7" (3.84m) with base and wall units and a gas oven with a hob



Staircase to First Floor

Master Bedroom: 14'11" (4.55m) x 11'7" (3.53m) with radiator and integrated wardrobe



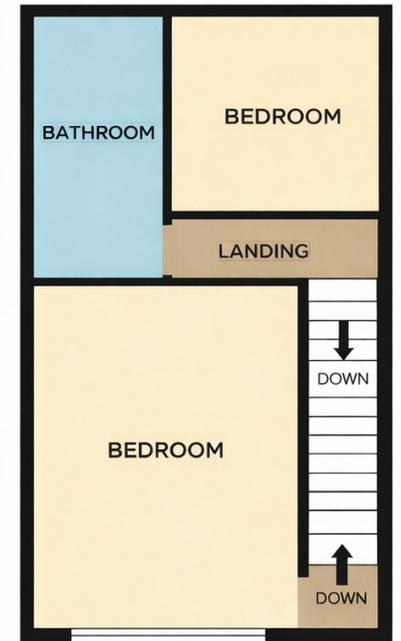
Bedroom: 8'9" (2.67m) x 8'5" (2.57m) with radiator



Bathroom: 4'8" (1.4m) x 5'7" (1.7m) with toilet, sink, bath and over bath shower



Outside: parking to the front of the property in private carpark, enclosed front and rear gardens and a communal rear yard shared with adjacent properties.



Not to Scale
For Reference Only

Tenancy Details

Type of Tenancy: Unfurnished Assured Shorthold

Rental: £775pcm

Period of Tenancy: 6 month - Renewable thereafter by agreement

Deposit: £894 to be registered in the DPS

Available from: Immediately subject to references and Tenancy Agreement

Special Terms: Non-smokers, Preferably no pets

Council Tax: Band ' B '

EPC: D-62

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 5 weeks 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		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		