



## BORDERSIDE

£1200PCM

### Abbeystead

A recently decorated spacious four bedroom detached cottage with stunning views and situated on the prestigious Abbeystead Estate. In a peaceful setting yet conveniently close for access to M6 and Lancaster.

Offered unfurnished and ready for immediate long term occupation on an initial twenty four month tenancy agreement.

Within its own walled gardens with log store, outhouse, attached barn (8.3m x 4.6m) and ample parking.

Mains electricity. Oil fired central heating and a wood burning stove in the sitting room and open fire in the snug. Private water supply and drainage recharged by the Estate. Double glazed throughout. B4RN hyper-fast broadband. Council Tax band E. EPC rated D.

- Kitchen (4.4m x 3m) cream shaker style wall and base units with oven, hob and space for washing machine
- Dining room (3.8m x 2.8m) with under stairs storage cupboard
- Sitting room (4.6m x 3.2m) with wood burning stove and door to garden
- Snug (3.8m x 3.3m) with open fire
- Bedroom 1 (4.4m x 4m)
- Bedroom 2 (4m x 3.7m)
- Bedroom 3 (3.9m x 2.8m)
- Bedroom 4 (3.5m x 2.3m)
- Bathroom comprising bath with over shower, wash basin and WC

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 Camforth  
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 bowring**

estate agents



## DIRECTIONS

Full directions will be given when booking a viewing, but to give you an idea of the situation and accessibility the nearest junction on the M6 is J33 which is approx 8 miles distant, Lancaster is 7 miles away, Garstang 10 miles and Preston 23 miles, bringing many places into reach for commuting or with B4RN broadband, you may decide to take advantage of the office and work from home.

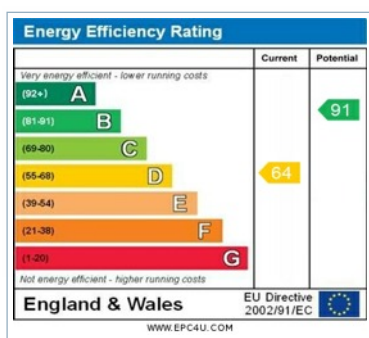
## TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy for an initial 24 month term. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

## RESTRICTIONS AND APPLICATION

No smokers or sharers. Pets by prior agreement. Please call in or telephone us for an application form.

A holding deposit equal to one week's rent is payable on commencement of referencing. With a successful application, this amount will be offset against the deposit.



**IMPORTANT** Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.