

PLET100

TO LET

On a 6 Month **Unfurnished** Assured Shorthold Tenancy.
Available from March 2012. (Non Smokers Only).

Ashley House Main Street Wray Nr Lancaster LA2 8QA



Rental Price: £750 per calendar month payable monthly in advance, subject to conditions

Returnable Damages Bond: £1,000 payable in advance

Viewing: By prior appointment through Richard Turner & Son Bentham Office.

Stone built cottage and converted adjoining barn offering superior spacious 3 bedroomed character accommodation incorporating gas central heating, fitted dining kitchen, 3 reception rooms, utility room, ground floor WC, Master bedroom ensuite, integral garage, private forecourt parking and good sized enclosed rear garden with paved sun terrace.

Non Smokers Only.

Pets: Pets may be acceptable by prior arrangement.

N.B. Conditions: The tenant will be responsible for payment of own council tax and all usual outgoings i.e. electricity, gas, water, telephone etc. The incoming tenant will be responsible for the landlord's reasonable costs incurred preparing the lease to the sum of £90.00 (*inclusive of VAT at current rate of 20%*) and also a MARAS (*Managing Agents Reference Assistance Services Ltd*) security check charge to the sum of £30.00 (*inc VAT*) per Adult person, both sums payable in advance. A tenancy deposit (returnable damages bond) of £1,000.00 will be required before entry which will be deposited in the new **GOVERNMENT CUSTODIAL SCHEME** of the **DEPOSIT PROTECTION SERVICE**; *at the end of the tenancy the condition and contents of the property will be checked with the intention of reaching an agreement between landlord and tenant how much of the deposit will be returned. The agreed amount should be received by the tenant within 10 days, however, if no agreement can be reached about how much of the deposit should be returned there will be a free service, offered by the custodial scheme protecting the deposit, to help resolve disputes. Any disputed part of the deposit will be held by the scheme until the dispute is resolved. The deposit protection service can be contacted at www.depositprotection.com or on Tel: 0870 707 1707.*

Accommodation Comprising:

Sitting Room:

19'7 x 14'3 max
(5.97m x 4.34m)

Open stairs leading to a balcony landing, exposed stone open fire, exposed oak beams and joists, 3 x wall lights, TV point and archway to:-

Study Area:

14'2 x 9'5
(4.32m x 2.87m)

Oak beams and lintels, stone flagged floor, wall recess, 2 x window seats, centre light and access to the garage.



Sitting Room



Study Area

W.C:

4'11 x 4'
(1.50m x 1.22m)

Low flush W.C, wall recess housing a vanity washbasin, both with gold effect fittings, exposed stone wall, flagged floor and 2 x wall lights.

Kitchen:

10'7 x 11'7
(3.23m x 3.53m)

Fitted cupboards and units incorporating 1½ bowl single drainer sink unit with mixer tap, "NEFF" gas hob, plumbed dishwasher recess and tiled work surfaces. Gas fired "Rayburn Nouvelle", quarry tiled floor, 6 brass recessed ceiling spotlights, wall recess and access to the garden at the rear.



Lounge:
24'1 x 11'7 max
(7.34m x 3.53m)

Exposed stone wall, stone fireplace currently housing an electric stove, TV point and wall recess display with under cupboard, 2 x oak beams, concealed lighting, radiator and access to the patio area at the rear.



Dining Area:
12'7 x 11'8
(3.84m x 3.56m)

Part exposed stone wall, quarry tiled floor, exposed beam and mock floor joists, Built in cupboard housing electric meter and fuse boxes, telephone point, centre light and radiator.

Landing:
10'11 x 7'7
(3.33m x 2.31m)

4 x wall lights, oak beams and loft access.

Master Bedroom 1:
24'.1" x 11'.7" max
(7.34m x 3.53m)

Telephone point, oak beams, centre light and radiator.

En-Suite:
14'6 x 4'7 max
(4.42m x 1.40m max)

Tiled shower cubicle housing Victorian style gold effect shower. Vanity wash basin, low flush W.C, bidet all with gold effect fittings, shelved recess, built in double wardrobe, shelved cupboard with drawers under, shaver point and radiator.

Inner Landing:

Bedroom 2:
19'7 x 14'3 max
(5.97m x 4.34m)

Built in double wardrobes, cast iron fireplace with tiled insets, 2 x centre lights, 2 x radiators and loft access.

Front Bedroom 3:
11'8 x 9'
(3.56m x 2.74m)

Radiator.

Bathroom:
11'3 x 8'9 min
(3.43m x 2.67m min)

3 piece bath suite in white comprising a vanity wash basin, low flush W.C. and bath.

Integral Garage:
18'5 x 9'5
(5.61m x 2.87m)

Housing electric up and over door and radiator, merging to the utility area.

Utility Area:
10'10 x 9'4
(3.30m x 2.84m)

Plumbed for auto washer, "Potterton" gas boiler, centre light, access door to the garden area.

Outside:

Front: Paved forecourt area providing adequate parking and an external gas meter box.

Rear: Paved patio area, lawned garden with flower beds, summerhouse.

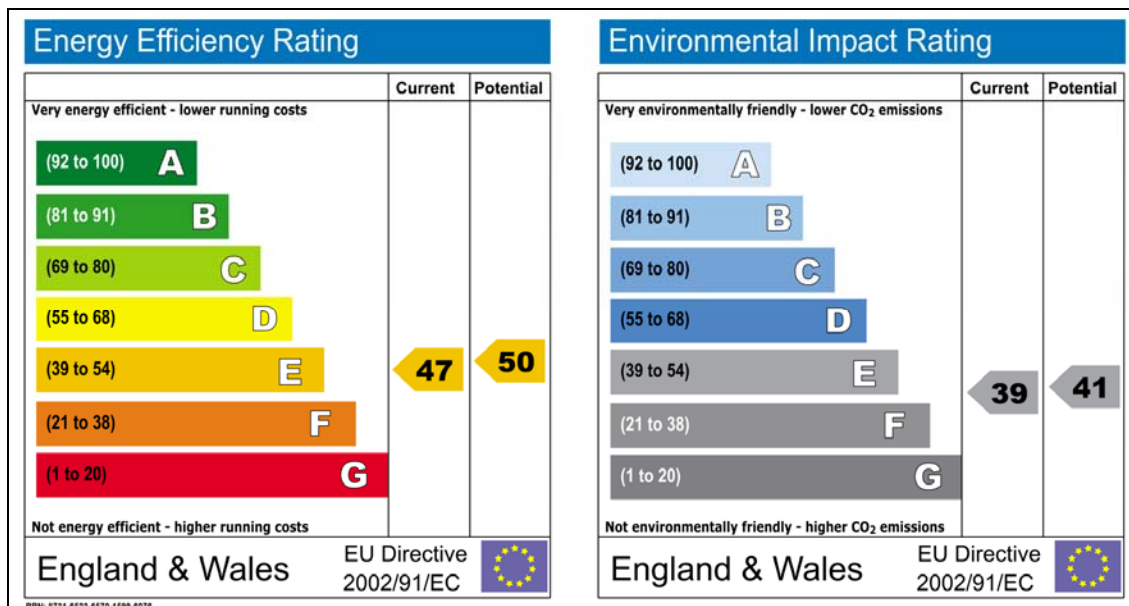


Services: Mains water, electricity, gas and drainage connected.

Council Tax Band: F (Verbal enquiry only).

Tenant Finding Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel. 015242 61444.

Energy Performance Certificate



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