



## Oak House, The Drive, Brockhall Village Old Langho BB6 8BJ

**To Let: £1600 PCM Unfurnished**

An exceptional and highly individual detached family home set in large gardens and enjoying a prestigious position on the popular Brockhall Village development. The spacious internal accommodation briefly comprises an entrance hallway, cloaks, three receptions, dining kitchen, study, large conservatory, five bedrooms and three bathrooms. Externally there is a spacious driveway, large rear garden and a double garage.

- Pets by Negotiation • Non Smokers Only



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**Entrance Hallway** - with part return staircase to the first floor, understairs storage cupboard + additional storage.

**Cloaks** - with low suite wc, wash hand basin.

**Lounge** 15'4" x 15'2" (4.69 x 4.64m) - with multi-fuel cast iron stove set in feature stone fireplace, double doors to conservatory.

**Study** 9'3" x 7'3" (2.82 x 2.24m) - with built in furniture.

**Dining Kitchen** 24'2" x 12'10" (7.38 x 3.92m) - with a modern range of cream coloured wall and base units, feature island, Belfast style sink, display cabinets, double oven + gas hob, fridge + freezer, dishwasher.

**Utility Room** - with range of fitted units, plumbing for washer + dryer.

**Dining Room** 10'11" x 11'4" (3.33 x 3.45m) - with double doors from the lounge and leading to the conservatory.

**Conservatory** 27'2"max x 22'10"max (8.29max x 6.97max) - a large L-shaped Conservatory overlooking the rear garden, laminate flooring, heating.

**Family Room** 16'4" x 14'8" (5.00 x 4.45m) - with Kardean flooring.

### First Floor

**Spacious Landing Area** - with airing cupboard

**Master Bedroom Suite** 21'3"max x 12'7" (6.49max x 3.85m) - large double with **Dressing Area** plus **Walk-in-Wardrobe**, **En-Suite Bathroom**, with bath, shower cubicle, low suite wc, wash hand basin.

**Bedroom 2** 14'7" x 13'2" (4.46 x 4.03m) - double with a range of fitted bedroom furniture, **En-Suite Bathroom** with bath, shower cubicle, low suite wc, wash hand basin.

**Bedroom 3** 12'0" x 11'1" (3.66 x 3.40m) - double

**Bedroom 4** 14'11" x 9'7" (4.56 x 2.92m) - double

**Bedroom 5** 14'2" x 7'8" (4.32 x 2.35m) - small double

**Bathroom** - with bath, shower cubicle, low suite wc, wash hand basin.

**Outside** - The property sits on a very generous plot with gardens to front and rear, ample driveway, electric gates and a

**Double Garage** (18' x 17'10") with electric doors, lighting and power.

**Council Tax Band G**    **Energy Efficiency Rating Band D**

**Location** - Entering the Brockhall Village development proceed through the security gates and continue to the first mini-roundabout. Turn left onto The Drive where Oak House is located approx 100m on the right hand side.

**Assured Shorthold Tenancy.** Unless stated otherwise properties are available on an Assured Shorthold Tenancy for an initial period of 6 months.

**Viewings.** Viewings of all properties are strictly by appointment with this office.

**Appliances.** Appliances mentioned in the description have not been tested as to their working condition. For a full list of contents and appliances please see the property inventory which will be supplied by Athertons Lettings for managed properties or by the Landlord for non-managed properties.

**Telephone.** Where there is a telephone line in the property reconnection will be at the tenant's expense.

**Damage Deposit.** The successful applicant will be required to pay a Damage Deposit (usually equal to one months rent) which is refundable at the end of the tenancy.

**Rent.** Unless stated otherwise the rent is exclusive of gas, electricity, oil, water, telephone charges and Council Tax. In order to be able to rent this property your annual income should be at least 30 times the monthly rent.

**Standard Charges.** There is an application fee of **£75** plus **£125** for legal tenancy agreements. Payment of the first month's rent & damage deposit to be paid by bank transfer if possible.

### Property Misdescriptions Act

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All descriptions, plans, dimensions, references to condition, or suitability for use, and necessary permission for use, occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

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