



## 9 Cornmill Mews, Whalley, BB7 9ST

To Let: £1000 PCM Unfurnished

A spacious mid-townhouse style family home located on this highly prestigious courtyard style development in the heart of Whalley Village Centre with it's many popular shops, restaurants and amenities. The well presented internal accommodation briefly comprises an entrance hall, large dining kitchen, utility, cloaks, three bedrooms, En-suite and bathroom. Externally there is a low maintenance rear garden and two parking spaces.

- Non Smokers Only • Pets by Negotiation



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### Ground Floor

**Entrance Hallway** - with staircase to first floor.

**Spacious Dining Kitchen** 25'7" x 11'5" max (7.80 x 3.49m max) - with modern range of fitted floor and wall units, electric oven and microwave, gas hob, extractor canopy, dishwasher, breakfast bar, separate dining area, storage cupboard, French doors to rear patio garden.

**Utility Room** - with worktop and sink, plumbing for washer.

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

### First Floor

**Lounge** 15'5" x 10'0" (4.70 x 3.06m)

**Bedroom 1** 15'6" x 7'8" (4.72 x 2.33m) - with built-in wardrobe and dressing table.

**Bathroom** - with three piece suite in white comprising a panel bath with chrome plumbed shower and glass shower screen, low suite wc, pedestal wash hand basin.

### Second Floor

**Bedroom 2** 15'5" x 10'0" (4.70 x 3.06m - with range of wardrobes to one wall, bedside cabinets.

**En-Suite Shower Room** - with double shower cubicle with chrome plumbed shower, low suite wc, pedestal wash hand basin.

**Bedroom 3** 15'6" x 7'8" (4.73 x 2.34m) - with built-in wardrobes and dressing table.

**Outside** - communal courtyard with two allocated parking spaces. Enclosed low maintenance rear patio garden. Timber garden shed.

**Council Tax Band C**     **Energy Efficiency Rating Band E**

**Location** - From the centre of Whalley proceed along King Street in the Billington direction. After approx. 100 yards turn right just before "Poppies" along the cobbled alley which leads to Cornmill Mews.

**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

Athertons Lettings for themselves and for the vendors or lessors of this property whose agent they are, give notice that::

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:

No person in the employment of Athertons Lettings has any authority to make or give any representations or warranty whatsoever in relation to the property. These particulars are produced for the sole purpose of enabling prospective purchasers and tenants to decide whether they wish to view the property and are set out as a general guide only and do not constitute any part of a contract.