

**Christopher
Whelan**

**For Rent
14 Rawthey Gardens, Sedbergh LA10 5DZ**



Rent £750 pcm

**Unfurnished mid terrace 4 bedroom house with two reception rooms,
kitchen, family bathroom and downstairs cloaks.**

Off road parking.

**Located in a mature development off Busk Lane within easy walking
distance of town centre.**

No smoking.



**Auctioneers, Estate Agents & Property Managers
70, Main Street, Sedbergh, Cumbria LA10 5AD
property@chriswhelan.co.uk www.chriswhelan.co.uk
Tel: 015396 20293 Fax 015396 21650**

Accommodation (All measurements are approximate)

Entrance Hall

Dado rail. Radiator. Carpet.

Lounge 5.94 x 3.1m (19ft 6ins x 10ft 2ins)

Sliding door to garden. Timber fire surround. Curtain poles. 2 pairs of curtains. Telephone point. 2 radiators. Carpet.

Door to

Kitchen 3.33 x 3.25m (10ft 11ins x 10ft 8ins)

Range of wall and base units. Space for fridge and washer with plumbing. Electric cooker. Tile splash. Potterton gas boiler. Vinyl floor covering.

WC

WC. Bracket basin. Shelves. Blind. Radiator. Carpet.

2 steps down to

Dining Room 3.56 x 2.69m (11ft 8ins x 8ft 10ins)

Curtain pole with curtains. Carpet. Cupboard under stairs. Radiator.

Stairs up

Velux roof light above half landing. Radiator. Carpet.

Bathroom

Panel bath. WC. Pedestal Basin. Tile splash. Radiator. Vinyl floor covering.

Bedroom 1 5 x 2.67m (16ft 5ins x 8ft 9ins)

Windows at both ends. Radiator. Carpet

Ensuite shower room

Corner cubicle. WC. Pedestal basin. Radiator. Carpet.

Bedroom 2 3.15 x 2.01m (10ft 4ins x 6ft 7ins)

Single room or office. Telephone point. Radiator. Carpet.

Bedroom 3 3.96 x 3.71m (13ft 0ins x 12ft 2ins)

Double room with built in robes and cupboard. Radiator. Carpet.

Bedroom 4 3.23 x 1.96m (10ft 7ins x 6ft 5ins)

Single room with built in robes. Radiator. Carpet.

Landing

Airing cupboard. Loft access. Radiator. Carpet.

Outside

Lawned area and parking to front. Patio garden to rear.

Services

Mains electricity, water, drains

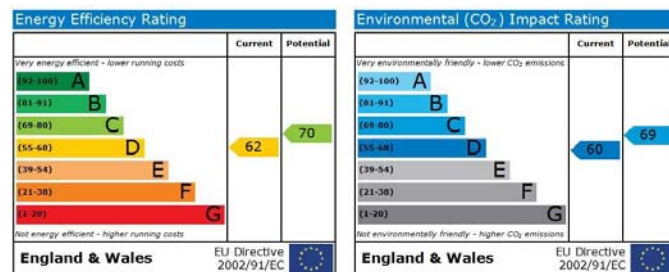
Council Tax

Band D £1550.41 2010/11

Local Authorities

South Lakeland District Council, Kendal
Cumbria County Council, Carlisle

EPC Graph



Terms

The property is available initially on the basis of an Assured Shorthold Tenancy for a term of six months at a rent of **£750 pcm**. The tenant will be obliged to pay the rent on a monthly basis by Standing Order direct to our Client Account for the FULL TERM OF THE LEASE as a minimum.

At the Landlord's discretion the tenancy may continue on a month to month basis on a Statutory Periodic Tenancy during which time the tenant may serve one months notice in writing on or before a rent day to terminate the tenancy to take effect on the next rent day and the Landlord may serve two months notice in writing.

The tenant must vacate the property on termination of the tenancy.

Tenant Liabilities

The tenant is liable for payment of all outgoings including charges for electricity, gas, water rates and Council Tax levied or assessed on the premises and insurance cover for contents.

Charges

The applicant is required to pay an administration fee **£100.00 plus VAT. (£120.00)** to cover the cost of obtaining references, check of financial status and identity check.

Deposit

The tenant is required to pay a deposit of **£750** to be held by the Deposit Protection Service against the cost of repair or replacement of Landlords Fixtures and Fittings, furniture, decoration, overdue rent etc. A telephone number and/or email address will need to be provided so that the DPS can contact the tenant at the end of the tenancy to arrange repayment of the deposit.

References

We will require references from the current landlord where applicable, two personal references and an Employers reference.

A Bank status report will be obtained. The applicant should let us have a signed letter of authorisation.

All references will be taken up and the applicant should be aware that a credit reference may be applied for from a Credit Bureau.

Viewing by arrangement.

Telephone: 01539 620293 Fax 01539 621650

We endeavour to make our sales details accurate and reliable but they should not be relied on as a statement or representation of fact and that they do not constitute any part of an offer or contract. Neither the Agents nor the Landlord give any warranty or representation in relation to the property. Services, fittings and equipment referred to in these details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please contact us before viewing the property. We will also confirm that the property remains available. This is particularly important if you are making a long journey.