

**Christopher
Whelan**

For Rent

2 Mill Hill, Main Street, Dent, Sedbergh LA10 5QT



Rent £495 pcm

**Unfurnished 2/3 bedroom mid-terrace modernised cottage.
Open fire and multifuel stove. Lounge, dining room, kitchen, utility
downstairs. WC, en-suite shower room and en-suite bathroom.**

No smoking

Locals only restriction applies



**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**

General

Back boiler & electric top up boiler

Lounge

5.05 x 4.47m (16ft 7ins x 14ft 8ins)

Multi fuel stove in stone fireplace. Solid oak flooring. Double doors to Dining Room. Radiator. Downlighters. Cupboard under stairs.



Dining Room

5.08 x 4.09m (16ft 8ins x 13ft 5ins)

Front door. Open fireplace with real fire. Downlighters. Stairs off.



Open plan to kitchen. Step down

Kitchen

2.24 x 3.81m (7ft 4ins x 12ft 6ins)

Integral fridge freezer. Dishwasher. Ceramic hob, electric oven, external extractor in range of wall & base units. Stainless steel sink monobloc. Tiled splash. Skirting heater – wet. Tile floor.



Utility

2.26 x 1.73m (7ft 5ins x 5ft 8ins)

Plumbed for washer & dryer

WC

Bedroom 1 (Front) 5.05 x 3.58m (16ft 7ins x 11ft 9ins)

including Bathroom

Downlighters. Carpet. Radiator



Local Authorities

South Lakeland District Council, Kendal
Cumbria County Council, Carlisle

Terms

The property is available initially on the basis of an Assured Shorthold Tenancy for a term of six months at a rent of £495 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.

On expiry of the initial term the agreement may be renewed or, at the Landlords 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. (£117.50) to cover the cost of obtaining references, check of financial status and identity check.

Deposit

The tenant is required to pay a deposit of £495 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 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.