

**Christopher
Whelan**

**For Rent
Dales Cottage, 30 Long Lane, Sedbergh LA10 5AH**



Rent £465 pcm

**Furnished 2 bedroom terraced cottage close to the town centre and amenities.
Kitchen, lounge and shower room.
Central heating and double glazing throughout.
Fenced paved area at rear.
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**

General

Double glazed windows with hardwood frames.

Accommodation (All measurements are approximate)

Lounge

3.91m x 4.45m (12ft 10in x 14ft 7in)

Stone fireplace with active flue. Low cupboard under stairs. Alcove with shelves and light. Settee. Pine chest, Rocker. TV. Nest of tables, Curtain pole, curtains, Timber floor. Telephone point. Radiator. Blinds.



Kitchen

2.59m x 3.15m (8ft 6in x 10ft 4in)

Breakfast bar, range of wall and base units with under unit lights, gas hob, electric oven. Fridge. Washing machine. Tiled splash back, cooker hood. Microwave. Valliant gas boiler. Cork tile floor. Radiator.



Stairs and landing

Velux roof light, wall lights, smoke alarm, carpet.

Bedroom 1

1.88m x 3.89m (6ft 2in x 12ft 9in)

Built in wardrobe, vanity unit with mirror and light. Wall light. Curtain pole and curtains, radiator. Bed. Bedside cabinet. Chest.



Bedroom 2

1.55m x 2.69m (5ft 1in x 8ft 10in)

Built in wardrobe, curtain rail and curtains, carpet, radiator.



Shower room

Shower cubicle, WC, inset basin, Electric hair drier, shaver point, fully tiled. Velux roof light. Radiator. Carpet.

Outside

Fenced paved area at rear. Garden shed, Garden table and chairs,

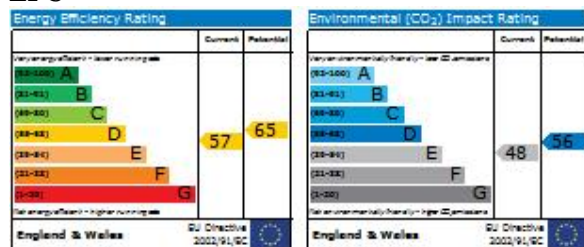
Services

Electricity, gas, water and drainage.

Council Tax Band

B £1205.87 Payable 2010/11

EPC



Directions

From our office continue along Main Street, at junction with Main Road turn left No.30 is near the end of the terraced cottages on the right.

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 £465 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 £465 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.