

**Christopher  
Whelan**

**For Rent  
31 Maryfell, Sedbergh, LA10 5AR**



**Rent £395 pcm  
Two bedroom first floor flat with own entrance.  
Living room, kitchen and bathroom.  
Outside storage shed.  
No smoking, no pets  
Local only restriction applies**

## General

Local occupancy restriction applies.  
uPVC Double glazed throughout.

**Accommodation** (All measurements are approximate)

## Entrance Hall

Stairs up. Cupboard over stairs.

## Lounge

**5.26m x 3.12m (17ft 3ins x 10ft 3ins)**

Tiled fireplace with open fire. Built in cupboard next to fireplace. Curtain pole. Fitted carpet. Radiator.



## Kitchen

**1.91m x 2.29m (6ft 3ins x 7ft 6ins)**

Stainless steel sink in base unit. Wall unit. Cooker. Plumbed for washer. Extractor. Larder cupboard with stone shelf. Gas point. Boiler controls. Vinyl floor covering.



## Bathroom

**1.68m x 1.85m (5ft 6ins x 6ft 1ins)**

Cast iron bath, with tile splash, WC, bracket basin. Extractor. Vinyl floor covering. Radiator.



## Bedroom 1

**4.06m x 3.10m (13ft 4ins x 10ft 2ins)**

Curtain pole. fitted carpet. Radiator.



## Bedroom 2

**3.07m x 1.96m (10ft 1ins x 6ft 5ins)**

Curtain pole. Fitted carpet. Radiator.



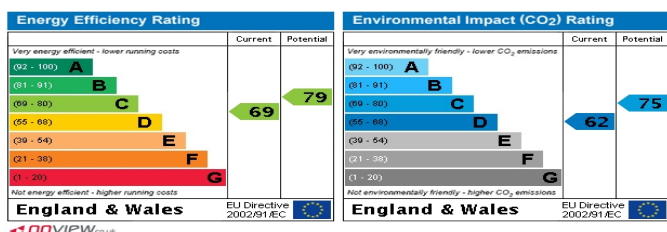
## Services

Mains water, gas, electricity, drains.

## Council Tax

Band A £1040.80 payable 2011/12

## EPC Graph



## Locals Only Restriction

To qualify one of the tenants must have lived or worked in Cumbria for the last 3 years.

## 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 **£395 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 **£395** 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.