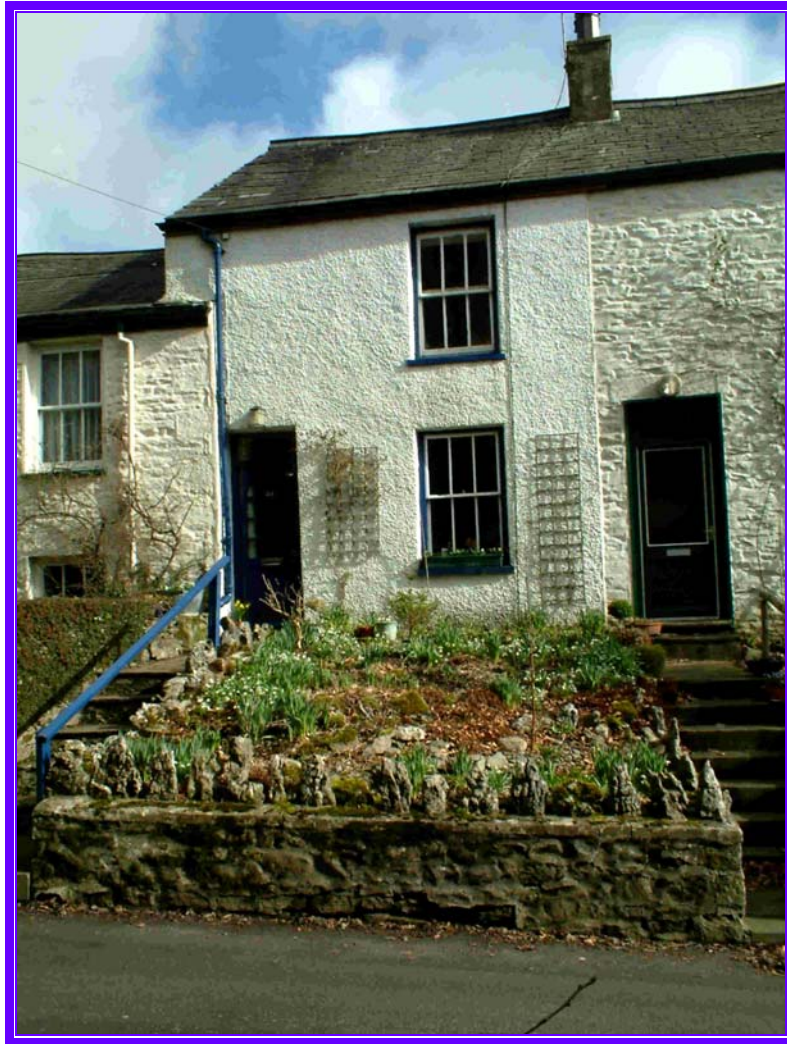


**Christopher
Whelan**

For Rent
36 Loftus Hill, Sedbergh, Cumbria LA10 5SQ



Rent £475 pcm

**Unfurnished, two bedroom stone terraced cottage on outskirts of town,
Lounge, living kitchen, bathroom.**

Cottage garden at rear.

Short walk into Sedbergh and only 10 minutes drive to M6 junction 37.

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

Built in 1890. Grade II listed.

Gas central heating throughout.

Accommodation (All measurements are approximate)

Lounge 2.77m x 3.96m (9ft 1ins x 13ft 0ins)

Stone fireplace with chimney, fitted with gas fire on stone hearth. Sash windows. Picture rail. Alcove with shelves. Fitted carpet. Curtains. Radiator. Glazed panel door to stairs.

Living kitchen 3.25m x 3.94m (10ft 8ins x 12ft 11ins)

Range of wall and base units, gas hob, extractor hood over electric oven, stainless steel sink with monobloc tap. Tiled splash back. Spot lights. Plumbed for washing machine and dishwasher. Storage space under stairs. Vinyl floor covering. Radiator.

Stairs

Fitted carpet.

Bedroom 1 4.11m x 1.93m (13ft 6ins x 6ft 4ins)

Sash window. Fitted carpet and curtains. Box over stairs. Radiator.

Bathroom 2.31m x 1.93m (7ft 7ins x 6ft 4ins)

Panel bath with shower over and shower screen. Tiled splash back. Pedestal basin and W.C. Towel rail. Sash window. Cupboard housing combi boiler and storage. Fitted carpet and curtains. Radiator.

Bedroom 2 2.72m x 4.01m (8ft 11ins x 13ft 2ins)

Picture rail. Alcove with built in shelves. Sash window, curtain rail and curtains. New ceiling, loft hatch and ladder. TV socket. New fitted carpet. Radiator.

Outside

Stone built shed at rear with light and power. Cottage garden at rear.

Parking – Residents generally park across the road on Busk Lane.

Services

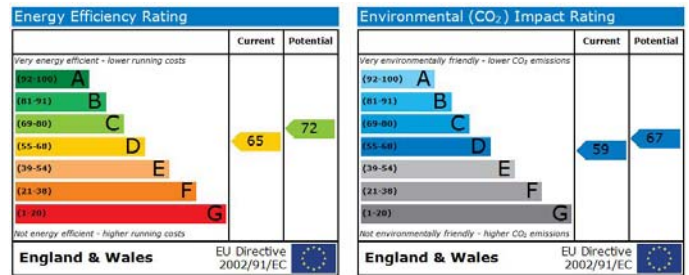
Mains electricity, gas, water and drains.

Council Tax

Band C £1378.14 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 **£475 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. (£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 **£475** to be held by the Deposit Protection Service against the cost of repair or replacement of Landlord's Fixtures and Fittings, furniture, decoration, overdue rent etc.

References

We will require references from the current landlord where applicable, two personal references and an Employer's 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.