

**Christopher
Whelan**

**For Rent
4 Millthrop, Sedbergh LA10 5SP**



Rent £550pcm

**Three bedroom terraced house modernised but still retaining character.
Kitchen diner, lounge and shower room.
Gas central heating and multi fuel stove.
Garden at rear and parking space opposite.
No smoking**



**Auctioneers, Estate Agents & Property Managers
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Accommodation (All measurements are approximate)

Lounge **5.03 x 3.66m (16ft 6ins x 12ft 0ins)max**

L shape with windows at each end. Exposed beams. Stone fireplace with multi-fuel stove. Feature stone wall. TV aerial cable. Built in cupboards. Curtains. Stained timber floor. Radiator.



Stairs off

Under stair cupboard with gas boiler.

Steps down into

Kitchen/Diner **5 x 2.03m (16ft 5ins x 6ft 8ins)max**

Range of base and wall units. Gas hob, electric oven. Stainless steel sink. Cooker hood. Exposed beams. Quarry tile floor. Double panel radiator. Bosch fridge freezer. Pine kitchen table, 4 chairs and bench.



Stairs up to

Half landing

Door to rear garden.

Shower Room **2.59 x 1.93m (8ft 6ins x 6ft 4ins)**

Corner shower cubicle. Pedestal basin. WC. Bidet. Extractor. Carpet. Radiator. Cupboard housing Hoover washing machine.



Bedroom 1 2.54 x 3.66m (8ft 4ins x 12ft 0ins)

Old stone fireplace. Exposed beams. Curtains. Carpet. Radiator.



Bedroom 2 3 x 3.05m (9ft 10ins x 10ft 0ins)

Old stone fireplace. Exposed beams. Curtains. Carpet. Radiator.



Bedroom 3 2.03 x 3.12m (6ft 8ins x 10ft 3ins)

Exposed beams. Feature stone wall. Carpet. Radiator. Sanyo vacuum cleaner.

Access to space over Bedroom 2 for light storage.

Outside

Low maintenance garden at rear.
Stone store shed.
Parking space across road.



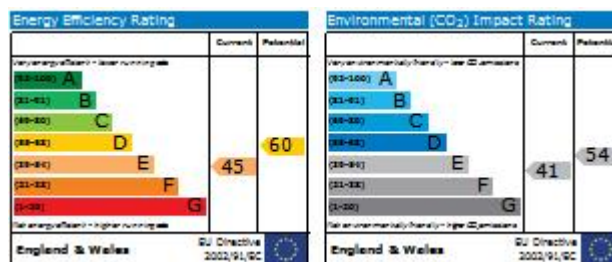
Services

Mains electricity, water, drains

Council Tax

Band B £1205.87 2010/11

EPC Graph



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 **£550 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 **£600** 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.