

**Christopher
Whelan**

**For Rent
4 The Fold, Old Hutton, Kendal LA8 0NJ**



Rent £675 pcm Part Furnished

Character cottage modernised to a high standard and set amongst similar properties in the oldest part of Old Hutton.

Accommodation comprises lounge with multi-fuel stove, fully fitted kitchen/diner with utility and cloaks, three double bedrooms and family bathroom. Integrated garage.

General

All electric installation, central heating and plumbing is approx. 5 years old.

Frost sensor in roof. Aerial splitter in roof to allow TV in all main rooms. Double glazed throughout.

Accommodation (All measurements are approximate)

Entrance Hall

Double glazed window. Downlighters. Radiator. Carpet. Door to garage.

Stairs up

Cloaks

WC. Bracket basin. Extractor. Radiator. Vinyl floor covering.

Lounge 4.45 x 3.61m (14ft 7ins x 11ft 10ins)

Fireplace with multi fuel stove on flag hearth. Uplighters. TV point. Telephone point. Radiator. Carpet. Settee. Chairs and table. Coffee table. Curtains.



Kitchen 2.9 x 3.61m (9ft 6ins x 11ft 10ins)

Range of wall and base units under worktop housing stainless steel sink. Stoves stainless steel electric hob and fan oven. Cooker hood with extractor. Spaces for fridge and dishwasher. Tile splashback. Under unit lights. Downlighters. Radiator. Vinyl floor covering. Pair chairs. Dishwasher. Fridge.



Utility off kitchen 1.63 x 1.68m (5ft 4ins x 5ft 6ins)

Worktop. Plumbed for washing machine. Dryer in garage. Freezer.



Landing

Downlighters. Smoke alarm. Carpet. Access to loft.

Bedroom 1 **4.04 x 4.75m (13ft 3ins x 15ft 7ins)**
Built in double wardrobe. Telephone point. Blind.
Radiator. Carpet. Bed. Dressing table. Cupboard,
cabinet.



Bedroom 2 **3.23 x 2.67m (10ft 7ins x 8ft 9ins)**
Telephone point. Blind. Radiator. Carpet. Single bed.
Chest of drawers. Wardrobe.



Bathroom **2.03 x 2.62m (6ft 8ins x 8ft 7ins)**
WC with concealed cistern. Pedestal basin. Panel bath
with power shower over. Shower screen. 2 walls tiled.
Downlighters. Extractor. Vinyl floor covering. Wall
mirror. Airing cupboard with cylinder and electric
boiler. Blind. Economy 7 is installed.

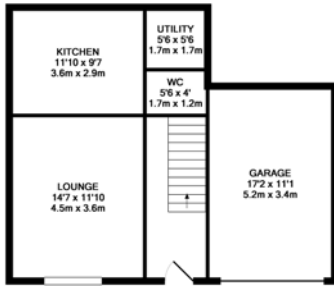


Bedroom 3 **5.13 x 3.38m (16ft 10ins x 11ft 1ins)**
Built in wardrobe. Blind. Downlighters. Aerial.
Radiator. Carpet. Access to loft.



Garage **5.23 x 3.38m (17ft 2ins x 11ft 1ins)**
Garage with up and over door, light and power.
Plumbing for ensuite in Bedroom 3.

Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 609 SQ.FT.
(56.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 609 SQ.FT.
(56.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1218 SQ.FT. (113.1 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

Mains electricity, metered water, septic tank.

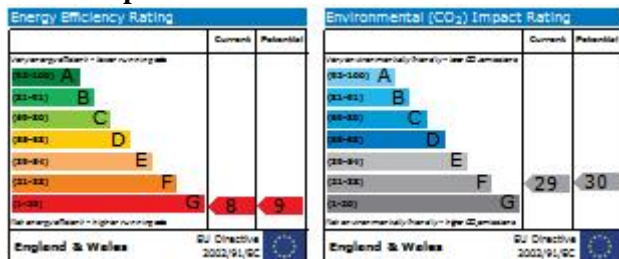
Council Tax

Band C £1,377.78 2012/13

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 **£675 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 **£675** 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.