

**Christopher  
Whelan**

**For Rent**  
**5 Highfield Road, Sedbergh, Cumbria LA10 5DH**



**Rent £750 pcm**

**Stone built 5 bedroom family home close to the centre of Sedbergh.  
Conveniently situated for schools and shops.  
Lounge, kitchen/diner, utility, downstairs WC and family bathroom.  
Patio, lawn and borders at rear with garage and parking space.**



**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

Gas fired central heating.  
Double glazed throughout.

## Entrance vestibule and hall

Stairs up, carpeted. Stairs to cellar.

**Lounge** 4.09 x 4.67m (13ft 5ins x 15ft 4ins) + bay  
With bay window. Tile open fireplace. Fitted carpet.  
2 double panel radiators.



## Cloakroom & WC

**Kitchen/Diner** 4.85 x 5.28m (15ft 11ins x 17ft 4ins)

### Kitchen Area

Range of wall and base units. Zanussi electric cooker.  
Stainless steel 1½ bowl sink. Vinyl floor covering in kitchen.



## Dining Area

Built in shelf unit and cupboard in alcove. Carpet.  
Internal glazed panel doors. 2 double panel radiators.



## Utility

Worktop with space under and plumbing for washer and dishwasher. Porcelain sink. Gas boiler. Carpet.

## Down to cellar

**Front cellar** 3.86 x 4.39m (12ft 8ins x 14ft 5ins)  
Multifuel stove. Sink with hot and cold water taps. Gas meter.

Coal hole with chute.

## Stairs up to first floor.

Airing cupboard with cylinder.

**Bedroom 1 At front** 4.14 x 4.67m (13ft 7ins x 15ft 4ins)  
Burley G4220 flueless gas heater Telephone point.  
Satellite cable. Fitted carpet. 2 radiators.



## Bathroom

Cast iron bath, pedestal basin and WC. Electric shower over bath. Shaving light. Vinyl floor covering. Radiator.



**Bedroom 2 At rear** 4.9 x 3.89m (16ft 1ins x 12ft 9ins)  
Windows in two walls. Pedestal basin. Alcove with shelves. Fitted carpet. Radiator.

Stairs Up

**Bedroom 3 At front** 4.14 x 4.62m (13ft 7ins x 15ft 2ins)  
Radiator. Carpet.

## Landing

Storage cupboard.

**Bedroom 4 At rear** 3.89 x 2.24m (12ft 9ins x 7ft 4ins)  
Single room with fitted carpet. Radiator.

**Bedroom 5 At rear** 5.11 x 2.92m (16ft 9ins x 9ft 7ins)  
Low level window. Velux rooflight. Fitted carpet. Radiator.

## Outside

Rear garden with patio, lawn and borders. Double garage and parking space.

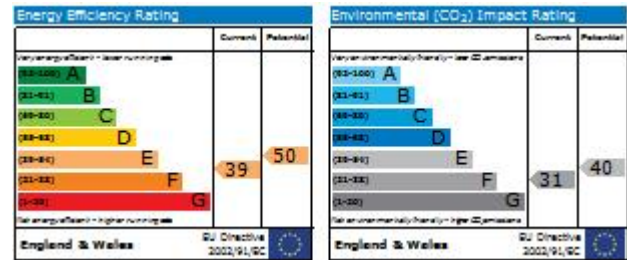
## Council Tax Band

Band E £1908.14 2011/2012

## Services

Mains electricity, gas water & drains.

## EPC Graph



## Directions on foot

Turn right out of our office along Main St. At Dalesman pub, turn right up Howgill Lane. Turn first left onto Highfield Rd, property is halfway down 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 **£750pcm**. 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 outgoing 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 **£750** 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.