

**Christopher
Whelan**

**For Rent
6 Loftus Hill, Sedbergh LA10 5RX**



Rent £520 pcm

**Unfurnished stone built mid terrace property with two bedrooms, living room, kitchen/diner and bathroom.
Double glazing and central heating throughout.
Patio area at the rear. No Pets. No Smoking.**



**Auctioneers, Estate Agents & Property Managers
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Tel: 015396 20293 Fax 015396 21650**

Accommodation (All measurements are approximate)

Lower ground floor

Kitchen /Diner

6.32m x 3.61m max (20ft 9in x 11ft 10in max.)

Exposed beams. Range of base units under worktop and breakfast bar. Stainless steel sink, plumbed for washer. Gas Canon Cooker. Tiled splashback. Spot lights. Double glazed window. Vinyl floor covering. Storage cupboards under stairs.

Dining Area

Built in cupboard. Curtain pole and curtains. Single glazed windows. Wall lights. Radiator.

Ground floor

Entrance porch

Lounge **3.58m x 3.71m(11ft 9in x 12ft 2in)**

Coal effect gas fire in timber and marble fire surround. Built in cupboard. Curtain rail and curtains to window and door. uPVC double glazed window and door. Timber floor. Cast iron radiator.

Bathroom **2.67m x 2.01m (8ft 9in x 6ft 7in)**

Panel bath, tiled surround, electric shower, curtain and rail. Basin inset into unit. WC. Wainscot pine panelling. Double glazed window. Radiator.

First floor

Bedroom 1 **2.92m x 2.49m (9ft 7in x 8ft 2in)**

At the rear of property. Built in cupboard. Curtain rail and curtains. Double glazed window. Carpet. Radiator.

Bedroom 2 **2.36m x 3.96m (11ft 4in x 12ft 8in)**

Curtain pole and curtains. Double glazed window. Carpet. Radiator.

Outside

Patio at rear – access across other properties.

Services

Mains electricity, water and drainage.

Council Tax

Band B £1205.87 2010/11

Directions

From our office continue East along Main Street to the junction, turn right onto Back Lane, at the mini roundabout turn left, pass the car park and Health Centre. No 6 is the fourth of the terraced properties.

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 **£520 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 **£520** 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.