

**Christopher
Whelan**

For Rent
Chapel Cottage, Millthrop, Sedbergh, LA10 5SP



Rent £375 pcm

Stone built property in a popular, quiet hamlet close to Sedbergh.
Lounge, kitchen, two bedrooms and bathroom. Small garden at rear. Parking space.
Lovely riverside and country walks at hand.
Available furnished.
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

Accommodation (all measurements are approximate)

Entrance hall

Wall light. Window blind. Fitted carpet. Tile floor.

Stairs up.

Lounge 4.17m x 3.84m (13ft 8ins x 12ft 7ins)

Stone fireplace with back boiler – heats radiator in bedroom. Beamed ceiling. Fitted carpet. Curtain pole and curtains. Spotlights. Storage heater.



Kitchen 1.24m x 4.70m (4ft 1ins x 15ft 5ins)

Range of wall and base units, vinyl sink, electric hob with extractor hood over, electric oven. Tiled splashback. Under unit lights, spotlights. Washing machine. Fridge. Storage under stairs.



Landing

Fitted carpet. Storage heater.

Bathroom 2.24m x 1.37m (7ft 4ins x 4ft 6ins)

Panel bath, WC, pedestal basin, tile splashback. Wall heater. Window blind. Fitted carpet.



Bedroom 1 2.77m x 3.00m (9ft 1ins x 9ft 10ins)

At front of property. Built in wardrobe and airing cupboard. Curtain rail and curtains. Fitted carpet. Radiator.



Bedroom 2 2.77m x 3.15m (9ft 1ins x 10ft 4ins)

Curtain rail and curtains. Fitted carpet.



Outside.

Small garden at rear. Woodstore.
Coal bunker and bin store.
Parking space through gate.

Services

Mains water, electricity & drains.

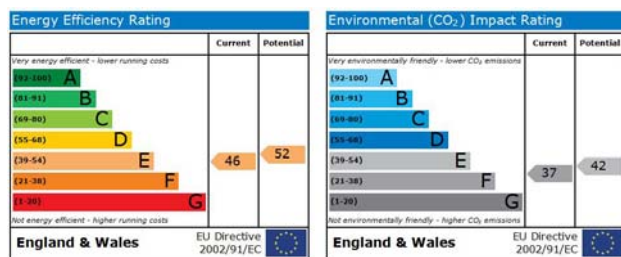
Council Tax

Band C £1378.14 payable 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 £375 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 Landlords 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 £450 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.

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 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.