

Christopher Whelan

For Rent Courtyard Cottage, 2 Bushby Yard, Sedbergh LA10 5DB



Rent £450 pcm

**Courtyard Cottage is located on a cobbled yard off Main Street
close to all the amenities of the town.**

**Two good sized double bedrooms, a bathroom with separate shower,
sitting room, diner and galley kitchen.**

Unfurnished.

No pets. No smoking.

Available end of November



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.

General

Access from Main Street, Sedbergh up the alley between numbers 4 & 6 Main Street. Shared rights of access to, and use of, Bushby Yard. Ownership undetermined.

The ground floor consists of the sitting room which opens into the dining area with galley kitchen off.

Sitting Room 4.67 x 3.33m (15ft 4ins x 10ft 11ins) average

Wall lights. Radiator. Fitted carpet. TV point. Window seat. Glazed panel door to yard outside.



Galley Kitchen 2.26m x 2.34m (7ft 5ins x 7ft 8ins)

Wood worktops over white units. Carousel unit. Plumbed for washer. Stainless steel sink with mixer tap. Tile splash back. Wall mounted Worcester gas boiler. Vinyl floor covering. Spotlights, extractor and heat alarm.



Dining Area 4.72m x 2.92m (15ft 6ins x 9ft 7ins)

Radiator. Carpet. Large feature alcove.



Open stairs up.

Stairs & Landing

Carpet. Smoke alarm.

Bathroom **1.8m x 2.41m (5ft 11ins x 7ft 11ins)**
 Vinyl bath with tile panels, splash back and window sill.
 Tiled corner shower cubicle. Pedestal basin. WC. Wall
 mounted towel radiator. Downlighters. Engineered wood
 floor.



Bedroom 1 **2.82m x 3.18m (9ft 3ins x 10ft 5ins)**
 Radiator. Carpet. Spotlights. Exposed beam. Small stone
 wall features.



Bedroom 2 **3.81m x 3m (12ft 6ins x 9ft 10ins)**
 Radiator. Carpet. Spotlights.



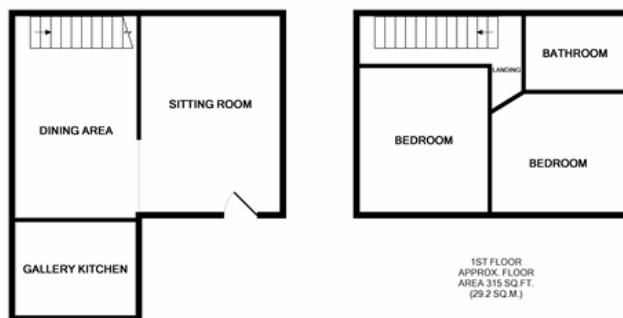
Outside.
 Shared cobbled yard. The cottages in Bushby Yard all
 have shared use of the yard but no owner can be
 identified.

Services
 Mains water, drains, gas and electricity.

Council Tax
 Band B £1214.26 2011/12

Local Authorities
 South Lakeland District Council, Kendal
 Cumbria County Council, Carlisle

Floorplan

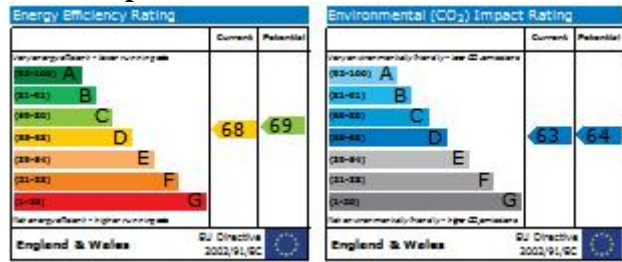


GROUND FLOOR
 APPROX. FLOOR
 AREA 390 SQ.FT.
 (36.2 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 315 SQ.FT.
 (29.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.5 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.
 Made with Metropix 120211

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 **£450 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)** 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. 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.