

**Christopher  
Whelan**

**For Rent  
Edmondsons Cottage, Main St, Dent LA10 5QL**



**Rent £525 pcm Furnished or Unfurnished**

**Two bedroom Grade II listed traditional property in the centre of  
Dent a very popular Dales village.  
Living room, kitchen, family bathroom and storage area. Parking for  
small car at rear. 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**

## General

Heating by electric storage heaters plus electric fire in living room. Hot water from immersion heater. BT point. No smoking.

**Accommodation** (All measurements are approximate)

## Living room 5.56m x 4.06m(18ft 3ins x 13 ft 4ins)

Brick fireplace with electric fire set in. Beamed ceiling. Hatch to kitchen. Terrestrial aerial point for TV. Night storage heaters. Fitted carpet.



## Kitchen 2.34m x 2.46m (7ft 8ins x 8ft 1ins)

Range of base and wall units. Electric hob and oven. Extractor. Fridge. Stainless steel sink. Tile splash. Parquet floor.



## Bathroom 1.70m x 1.83m(5ft 7ins x 6ft 0ins)

Panel bath with electric shower over, pedestal basin and WC. Tiled walls. Shaver point. Vinyl floor covering.



## Bedroom 1 2.95m x 4.14m (9ft 8ins x 13ft 7ins)

Double room. Basin in vanity unit with mirror over. Built in robes. Fitted carpet.



**Bedroom 2** 2.46m x 4.01m (8ft 1ins x 13ft 2ins)  
Double room. Fitted carpet.



**Landing**  
Night storage heater. Telephone point – disconnected.

**Storage Area**  
On lower ground floor with hot and cold water and drainage for washer etc. It may be possible to divide area to make separate utility room and storage area. Double doors. Access to yard.



**Access to rear yard**  
Parking for small car at rear.  
Access from Queens Square.

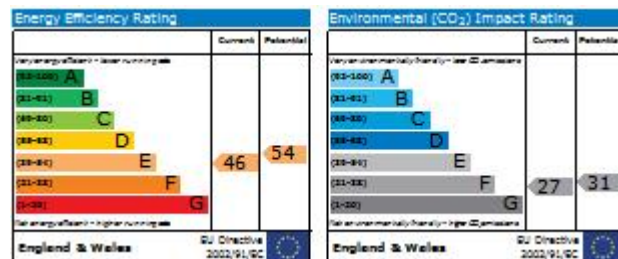
**Outside**



**Council Tax Band:** To be assessed.

**Services**  
Mains water, electricity, drains.

**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 **£525 pcm**. The tenant will be obliged to pay the rent on a monthly basis by Standing Order direct to our Clients' 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, 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 **£525** 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 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 they do not constitute any part of an offer or contract. The landlord does not give any warranty or representation in relation to the property and we have no authority to do so on behalf of the landlord.**

**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.**