

# Christopher Whelan

## Hodgsons Cottage, The Laning, Dent, LA10 5QJ



**Rental £750 pcm**

**Unfurnished family house in centre of Dent.  
Entrance vestibule, hall, kitchen, lounge, 4 double bedrooms,  
1 with en-suite shower room and family bathroom. Integral garage.  
Gravelled area to front. Gravelled parking area to rear.  
No smoking.**



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## General

Stained timber frames with double glazed units.  
Outside lights.

## Accommodation (All measurements are approximate)

**Kitchen 5.08m (16ft 8in) x 3.33m (10ft 11in) at front, tapering to 1.75m (5ft 9in) at rear.**

Range of wall and base units with worktop housing 1½ bowl stainless steel sink with monobloc tap. Cooker hood. Under unit lighting. Electric cooker switch. Plumbing for washer. Space for fridge. Storage heater. 6 double power points. Glazed panel back door.

**Lounge 5.16m x 3.1m (16ft 11in x 10ft 2in)**

Chimney with stone open fireplace. Exposed beam. 2 storage heaters. 5 double power points. TV aerial socket. Telephone socket.

## Hall

Cupboard under stairs. Storage heater. Smoke alarm. Double power point. Telephone socket.

## Entrance Vestibule

With downstairs WC and basin. Dimplex heater. Extractor. Double power point. Hardwood front door. Door to garage.

**Integral Garage 5.13 x 3.18m (16ft 10ins x 10ft 5ins) increasing to 3.45m (11ft 4in) at rear.**

Double timber doors to gravelled yard at rear. Meter Cupboard. Storage heater. 4 double power points.

**Bedroom 1 2.51 x 3.51m (8ft 3ins x 11ft 6ins)**

(Corner off for door) To the rear. Dimplex panel heater. 4 double power points. TV aerial socket. Fitted carpet.

**Bedroom 2 2.51 x 3.18m (8ft 3ins x 10ft 5ins)**

(Corner off for door) To the front. Dimplex panel heater. 4 double power points. TV aerial socket. Fitted carpet.

## Landing

Smoke alarm. Double power point.

**Bathroom 1.63 x 2.49m (5ft 4ins x 8ft 2ins)**

To the front. Panel bath, pedestal basin, WC, extractor and panel heater. Airing cupboard with hot water cylinder on off peak immersion heater.

**Bedroom 3 5.26 reducing to 5.11m (17ft 3ins to 16ft 9ins) front to back. 3.35 reducing to 1.73m (11ft 0ins to 5ft 8ins) side to side.**

With en-suite shower room. Tiled cubicle with Mira electric shower, pedestal basin and WC. Extractor and panel heater.

Bedroom with windows front and back. Panel heater. 3 double power points. TV aerial socket and telephone socket.

**Bedroom 4 2.54 x 3.1m (8ft 4ins x 10ft 2ins)**

Panel heater. 4 double power points. TV aerial socket. Fitted carpet.

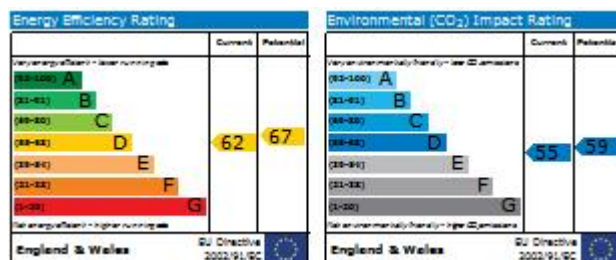
## Outside

Gravelled area at front. Gravelled parking area. Double metal gates to pay & display car park at rear.

## Services

Mains water and electricity.

## EPC Graph



## Local Authorities

South Lakeland District Council, Kendal  
Cumbria County Council, Carlisle

## Council Tax

Band D £1553.23 2010/11

## 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.

On expiry of the initial term the agreement may be renewed or, 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. (£117.50)** 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 against the cost of repair or replacement of Landlords Fixtures and Fittings, furniture, decoration, overdue rent etc.

The deposit will be held in accordance with the terms of the Tenants Deposit Scheme returned to the tenant less any

deductions with 14 working days of the termination of the tenancy. A mobile telephone number and/or email address is required for this purpose.

### **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 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.