

**Christopher
Whelan**

For Rent

Little Gatenby, Birchfield, Lowgill, Kendal LA8 0BH



Rent £570 pcm

Unfurnished two bedroom stone built semi detached barn conversion with ensuite bathroom and family bathroom, utility, kitchen, living room opening on to veranda.

**Patio and car parking to rear. Small garden across lane.
Magnificent views of the Howgills, Kendal Fell and Lake District Hills. Only a few minutes from Junction 37 on the M6**

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)
Double glazed and gas central heating throughout fired with LPG

Lower Ground Floor

Entrance at rear into hallway from driveway

Cupboard under stairs. Stone flagged floor.

Downlighters.

Under floor heating throughout.

Stairs up

Utility **2.51m x 2.41m (8ft 3in x 7ft 11in)**

Range kitchen base units under worktop, stainless steel sink with monobloc tap, tile splashback, integral washing machine. Freezer. Uplighters. Stone flagged floor.

Bathroom **1.65m x 2.44m (5ft 5in x 8ft 0in)**

Fully tiled. Pedestal basin, WC, panel bath. Extractor, shaver point. Stone flagged floor.

Bedroom 1 **2.69m x 4.83m (8ft 10in x 15ft 10in)**

Built in wardrobe. TV and telephone points. Uplighters. Carpet.

Stairs up to upper ground floor

Lounge **4.11m x 5.11m (13ft 6in x 16ft 9in)**

Exposed beams. LPG fired coal effect stove on stone hearth. Downlighters. Laminate flooring. Satellite TV and telephone points. 2 radiators. Door opening onto balcony with stairs down to drive.

Kitchen **3.12m x 4.19m (10ft 3in x 13ft 9in)**

Range of wall and base units with carousel unit, gas hob with canopy extractor over, stainless steel double oven, dishwasher, fridge and stainless steel sink with monobloc tap. Tile splashback. Feature stone wall. Downlighters. Laminate flooring. TV and telephone point. Radiator.

Up stairs opening into

Bedroom 2 **4.06m x 5.11m (13ft 4in x 16ft 9in)**

Exposed beams. Built in wardrobes and dressing table. Velux rooflight and window. TV and telephone points. Smoke alarm. Downlighters. Carpet.

En-suite bathroom **2.13m widening to 3.05m x 5.11m (7ft widening to 10ft x 16ft 9in)**

Pedestal basin, WC, vinyl roll top bath, tiled around. Tiled shower cubicle with shower. Shaver point. Airing cupboard housing LPG fired boiler. Extractor. Velux roof light. Spot lights. Laminate floor. Radiator.

Outside

Tarmac parking area to front

Gardens

Garden areas to front and side. Small garden across lane.

Services

Private water, LPG, electricity, septic tank drainage.

Council Tax

Band F £2252.52 2010/11

Directions

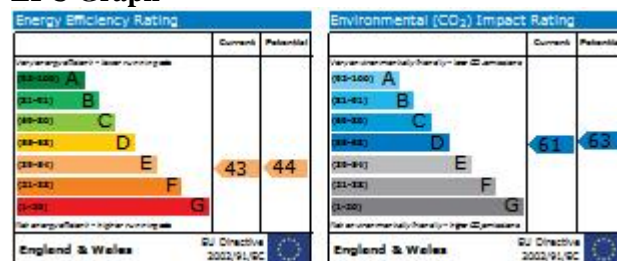
From M6 junction 37 turn toward Sedbergh turn left at top of hill to Lambrigg. After approximately 2.5miles turn right and bear left into Birchfield.

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 **£570 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 **£570** 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.