

Christopher Whelan

For Rent Tubhole, Dent, Sedbergh, Cumbria LA10 5RE



Rent £725 pcm

**Four bedroom Grade II listed traditional Dales Farmhouse extensively modernised retaining character features, stone fireplace, exposed beams.
Good sized garden with a beck running through.
Double garage/workshop. Plus approx 3.5 acre rough paddock.
No Smoking.**



Auctioneers, Estate Agents & Property Managers
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General

This property is currently on the market for sale.

Accommodation (All measurements are approximate)

Kitchen 4.27 x 2.44m (14ft 0ins x 8ft 0ins)

Craftsman designed fully fitted kitchen with built in double oven, ceramic hob, fridge, freezer, space for dishwasher. Stainless steel 1½ bowl sink, tile splash back. Skirting heater. Fitted Carpet. Exposed beams, windows in two walls. Splendid view



Hallway 4.62 x 1.35m (15ft 2ins x 4ft 5ins)

Exposed beams, stairs up, cupboard. Fitted carpet. Storage heater

Lounge 4.22 x 4.27m (13ft 10ins x 14ft 0ins)

Woodburning stove in stone fireplace with accent lighting and stone hearth. Exposed beams, window seats, wall lights. Fitted carpet.



Into

Dining Room 2.62 x 3.05m (8ft 7ins x 10ft 0ins)

Exposed beams, stone shelves in alcove. Curtain pole. Fitted carpet. Storage heater. Views from windows in two walls

Two steps up from Lounge

Bedroom 4.32 x 3.33m (14ft 2ins x 10ft 11ins)

Mezzanine bed deck and gallery with short ladder access. Fitted carpet. Storage heater. Telephone point, TV point. Door to outside and windows in opposite walls.



Bathroom

Part tiled with panel bath, shower over & shower screen. Basin in vanity unit. WC. Cupboard. Extractor. Fitted carpet. Storage heater.

Bedroom 2 2.64 x 2.9m (8ft 8ins x 9ft 6ins)

Exposed beam. Wall lights. Cupboard. Curtain pole. Fitted carpet.

Bedroom 3 3.71 x 3.1m (12ft 2ins x 10ft 2ins)

Wall lights. Built in robes. Storage heater. curtain pole. Fitted carpet, Window seat.



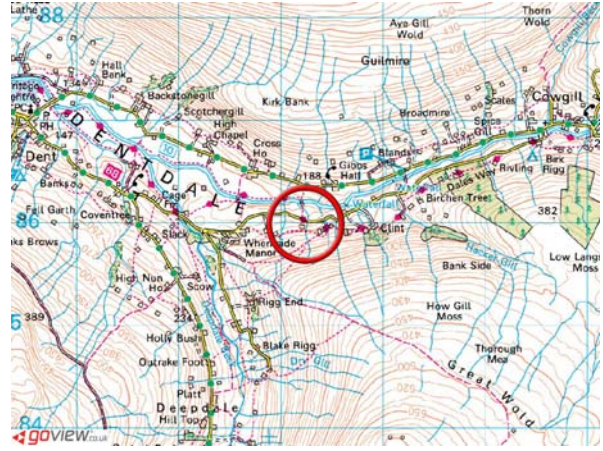
Bedroom 4 3.61 x 3.05m (11ft 10ins x 10ft 0ins)

Wall lights. Wardrobes. Cupboard housing electrical switchgear. Fitted carpet. Storage heater

Outside

Double garage/workshop.

3.5 acre field. Rough pasture, stream. A public footpath crosses the top of field



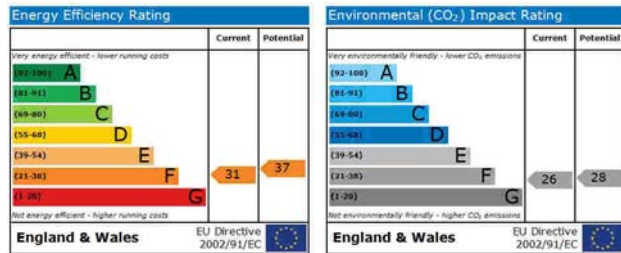
Services

Private water supply from borehole in garden pumped to tank – shared with neighbour, septic tank in garden, mains electricity, telephone & broadband.

Council Tax

Band E £1898.39 payable 2010/11

EPC Graph

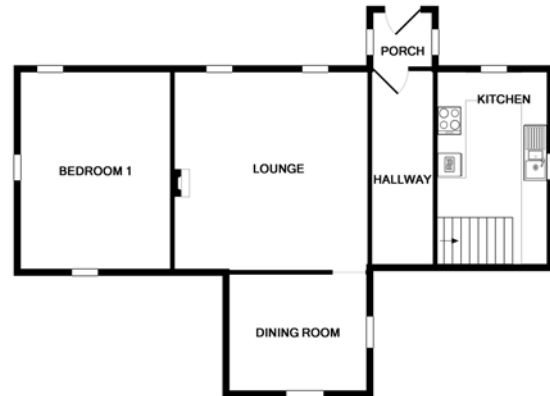


Directions

From M6 junction 37 head for Sedbergh then follow signs for Dent some 4.5 miles from Sedbergh. In Dent bear right at George & Dragon follow the single carriageway lane for approx 1.9 miles past Wherside Manor and Sykefold. Tubhole is on the right after Tubhole Barn



Floorplan



GROUND FLOOR



1ST FLOOR

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.
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Local Authorities

South Lakeland District Council, Kendal
Cumbria County Council, Carlisle

Terms

The property is available initially on the basis of an Assured Shorthold Tenancy for a term of six months at a rent of **£725 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 **£725** 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.

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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.