

PLET256 / RBP01845

TO LET

On a 6 Months **Unfurnished** Assured Shorthold Tenancy(*longer term maybe available following initial term*).
Available Immediately. (Non Smokers Only).

1 Borrans Cottage Burton Road Low Bentham Nr Lancaster LA2 7EB



Rental Price: £475 per calendar month (payable monthly in advance) plus *fees*

Returnable Damage Bond: £750 Payable in advance.

Viewing: By prior appointment through Richard Turner & Son Bentham Office.

A delightful and thoroughly renovated lovely 2 bedroomed terraced stone cottage affording Gas central heating, full double glazing, modern fitted dining kitchen with built appliances and enclosed rear patio. Situated in a central location in the popular small rural village of Low Bentham, conveniently with only 14 miles commuting distance of Lancaster and the M6.

PETS:- *Pets are not generally permitted however in certain circumstances they may be allowed subject to the prior consent of the landlord.*

Old Sawley Grange, Gisburn Road
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E: sawley@rtturner.co.uk

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BENTHAM LA2 7HF
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T: 015395 66800
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E: kendal@rtturner.co.uk

VAT Reg. No. 636 2413 54

***Fees*/Conditions:** The tenant will be responsible for payment of own council tax and all usual outgoings i.e. water, electricity, gas, telephone etc. The ingoing tenant will be responsible for the landlord's reasonable costs incurred for the preparation and serving of the lease agreement (*this is usually a sum of £90.00 (inclusive of VAT at current rate of 20%) however this figure may vary depending on the actual solicitors acting on behalf of the landlord*). The ingoing tenant will also be responsible for payment of a "MARAS" fee (*Managing Agents Reference Assistance Services Ltd*) representing a security check charge to the sum of £30.00 (*inc. VAT*) per Adult person. Following successful referencing and acceptance of a tenant's application by the landlord, in order to comply with Government Legislation we will require the perspective tenant to provide us with satisfactory "Identification Verification Documents" ie Passport, Driving Licence, Identity Cards and Residence Permits. Both the Lease fee and Maras fee are payable in advance. A tenancy deposit (*returnable damages bond*) will be required before entry which will be deposited in the **GOVERNMENT CUSTODIAL SCHEME of the DEPOSIT PROTECTION SERVICE**; *at the end of the tenancy the condition and contents of the property will be checked with the intention of reaching an agreement between landlord and tenant as to how much of the deposit will be returned. The agreed amount should be received by the tenant within 10 days, however, if no agreement can be reached about how much of the deposit should be returned there will be a free service, offered by the Government custodial scheme protecting the deposit to help resolve disputes. Any disputed part of the deposit will be held by the scheme until the dispute is resolved. The deposit protection service can be contacted at www.depositprotection.com or on Tel: 0870 707 1707.*

How to rent - The checklist for renting in England: To obtain this government checklist please click the following link :- www.gov.uk/government/publications/how-to-rent

Accommodation Comprising:

Ground Floor:

Lounge:

11'10 x 10'11 inc. stairs
(3.61m x 3.33m inc. stairs)

Feature pine open staircase, stone fireplace housing multi-fuel stove, window seat, exposed stone wall and lintels, pine gas and electric meter cupboard, mini halogen ceiling TV point. Door and window blinds. Open plan to:-



Dining Kitchen:

12'2 x 8'2 max
(3.71m x 2.49m)

Fitted modern cupboards and units in oak incorporating inset vinyl single drainer sink unit with mixer tap, integrated fridge freezer, built in electric oven, gas hob, plumbed auto washer, breakfast bar with 2 chairs, gas central heating boiler cupboard and work surfaces with tiled splash backs. Feature exposed stone wall and lintels, stone flagged floor, stable style back door. Mini halogen ceiling lighting, radiator, smoke alarm, auto extractor vent. Door and window blinds.



First Floor:

L-Shaped Bedroom 1:

11' x 10'11 max
3.35m x 3.33m max

Feature old stone fireplace recess, exposed stone wall and lintel, window seat, exposed beam, built in wardrobe cupboard, wall lights, and radiator. Window blind.



Bedroom 2:

9'3 x 6' max
(2.82m x 1.83m)

Window seat exposed stone wall and lintel, exposed beam, wall lights, radiator. Window blind.



Shower Room:

6'2 x 4'7 min
(1.88m x 1.40 min)

Corner shower cubicle, WC and pedestal wash basin, tiled splash backs, heated towel ladder. Wood flooring. Mini halogen ceiling lighting, auto vent. Window blind.



Outside:

Pavement frontage; Enclosed paved patio/drying area to the rear, pedestrian right of way via Westerly end of terrace.

N/B No pedestrian right of way via Easterly end of terrace.



Services:

Mains water, electricity, gas and drainage connected.

Council Tax Band:

(B) Verbal enquiry only.

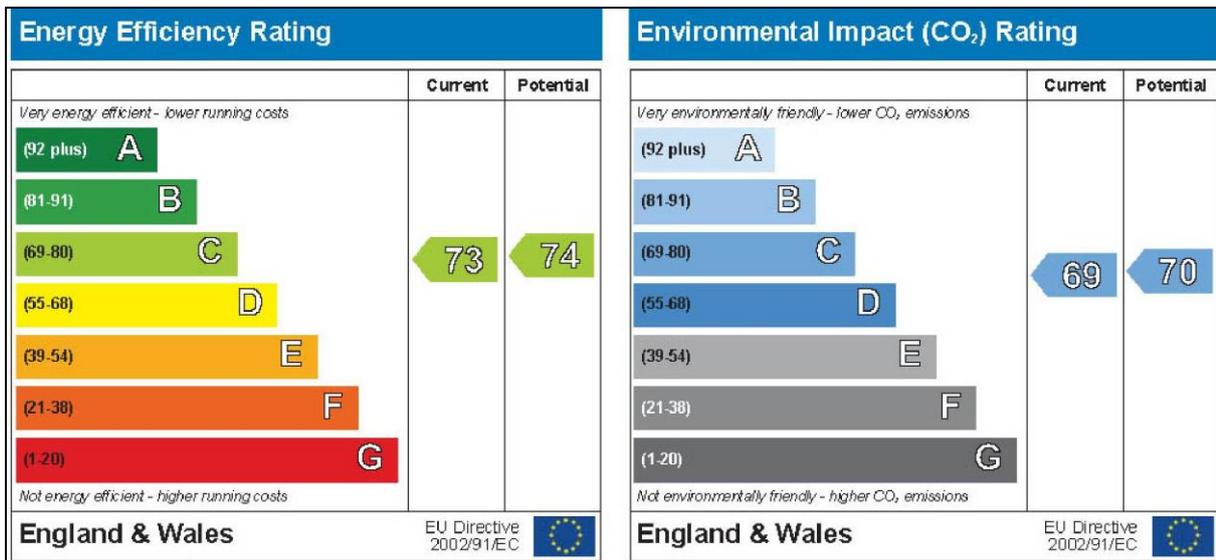
Agents:

Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

Through whom all offers and negotiations should be conducted.

Please Note: In order for letting agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all tenants to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.).

Energy Performance Certificate



MISREPRESENTATION ACT 1967:

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