

PLET102

TO LET

On a 6 Months **Unfurnished** Assured Shorthold Tenancy.
(**Non Smokers Only**).

1 Mount Pleasant Cottage High Bentham Nr Lancaster LA2 7LE



Rental Price: £450 per calendar month payable monthly in advance, subject to conditions

Returnable Damage Bond: £450 payable in advance

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

Comprising a Grade II Listed end terrace cottage offering 2 bedroomed accommodation which enjoys the benefits of being predominantly sealed unit double glazed, partial electric heating installed and garden to the rear.

Lancaster 15 miles, Kendal and The Lakes 19 miles,
Settle and The Yorkshire Dales National Park 12 miles approx.

Non Smokers Only.

Pets: Dogs are not permitted. Other pets may be acceptable by prior arrangement.

N.B. Conditions: The tenant will be responsible for payment of own council tax and all usual outgoings i.e. electricity, gas, water, telephone etc. The ingoing tenant will be responsible for the landlord's reasonable costs incurred preparing the lease to the sum of £88.13 (*inclusive of VAT at current rate of 17.5%*) and also a MARAS (*Managing Agents Reference Assistance Services Ltd*) security check charge to the sum of £30.00 (*inc VAT*) per Adult person, both sums payable in advance. A tenancy deposit (returnable damages bond) of £450.00 will be required before entry which will be deposited in the new **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 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 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.*

Accommodation Comprising:

Ground Floor:

Lounge: With wood burning stove.

11'4 x 11'4 (3.45m x 3.45m)

Inner Hall:

9'6 x 3'10 (2.90m x 1.17m)

Dining Kitchen:

11'2 x 9'8 (3.40m x 2.95m)

Bathroom:

8'6 x 6'6 (2.59m x 1.98m)

First Floor:

Half Landing:

Bedroom 1:

11'4 x 11'3 (3.45m x 3.43m)

Bedroom 2:

10'10 x 6'6 (3.30m x 1.98m)

Outside:

Garden with shared rear pedestrian right of way, lawned garden with 7' x 5' timber shed.

Services:

Mains water, electricity, gas and drainage connected.

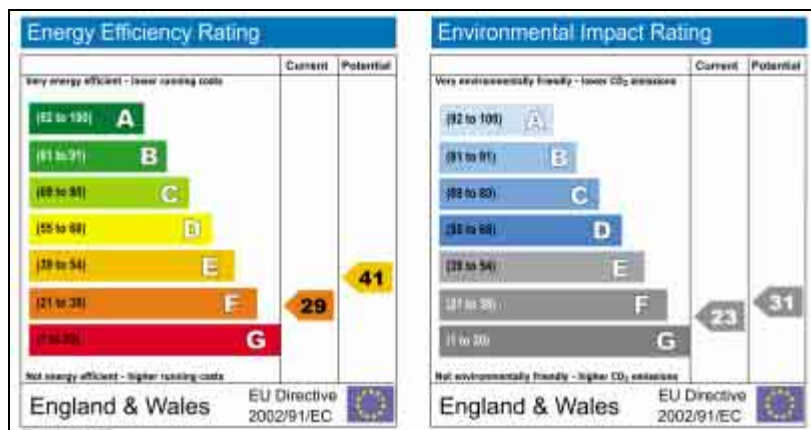
Council Tax Band:

B (verbal enquiry only).

Tenant Finding Agents:

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

Energy Performance Certificate



MISREPRESENTATION ACT 1967:

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