

PH199 / RBP02126

By Direction of A & J Burns & D & C Burns

Investment Opportunity

No 2 Horse & Farrier Cottage

Main Street
High Bentham
Nr Lancaster
LA2 7HR



Price: Offers Invited Over £80,000

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

Comprising a recently improved brick built / rendered 1 bedroomed terraced character cottage with a good sized enclosed lawned garden area, full sealed unit double glazing and electric heating.

Conveniently situated at the Westerly end of the main street in the popular rural market town of High Bentham.

The cottage is offered for sale subject to an ongoing 5 years Assured Shorthold Tenancy at a current rent of £70 per week (£3,640 pa) with the tenant responsible for payment of council tax and all usual outgoings.

Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rtturner.co.uk

Royal Oak Chambers, Main Street
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rtturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: kendal@rtturner.co.uk

VAT Reg. No. 636 2413 54



Accommodation Comprising:- (Full sealed unit double glazing and electric heating installed).

Ground Floor:

Open Plan Living Kitchen:

Kitchen Area:

13'5 x 8'11
(4.09m x 2.72m)

Fitted cupboards and units incorporating stainless steel single drainer sink unit with mixer tap, plumbed auto washer recess, built in electric oven, electric hob and work surfaces with tiled splash backs. Feature beamed ceiling, oak room divider, strip light, electric wall heater, fitted shelves.



Lounge Area:

14'2 x 9'5
(4.32m x 2.87m)

Feature hearth and mantle with free standing electric fire, open staircase, centre light, TV point, electric meter cupboard.



First Floor:

Landing:

9'10 x 2'4
(3m x 0.71m)

Airing / cylinder cupboard with immersion heater, built in storage cupboard, centre light.

Bathroom:

7'11 x 7'8
(2.41m x 2.34m)

3 piece bath suite incorporating electric over bath shower, tiled splash backs, centre light, electric wall heater.

Bedroom:

14' x 10'5 max
(4.72m x 3.18m max)

Centre light, electric wall heater.

Bathroom



Bedroom



Outside:

Enclosed lawned garden area 31' x 22' approx (9.45m x 6.71m approx) with pergola and timber shed.



Services:

Mains electricity with "Smart meter" installed. Unmetered mains water. Mains drainage. *Mains gas available subject to application by the purchaser.*

Tenure:

Freehold subject to an ongoing 5 years Assured Shorthold Tenancy.

Council Tax Band:

(A) Verbal enquiry only.

Solicitors:

Oglethorpe, Sturton & Gillibrand Solicitors, 16 Main Street, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AQ. Tel: 015242 71388.

Agents:

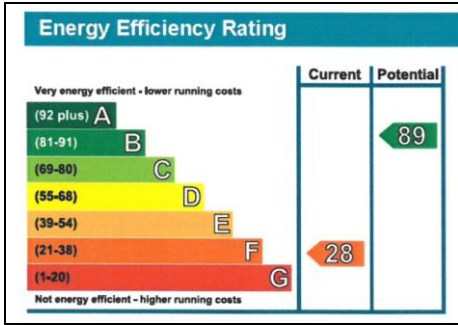
Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

Through whom all offers and negotiations should be conducted.

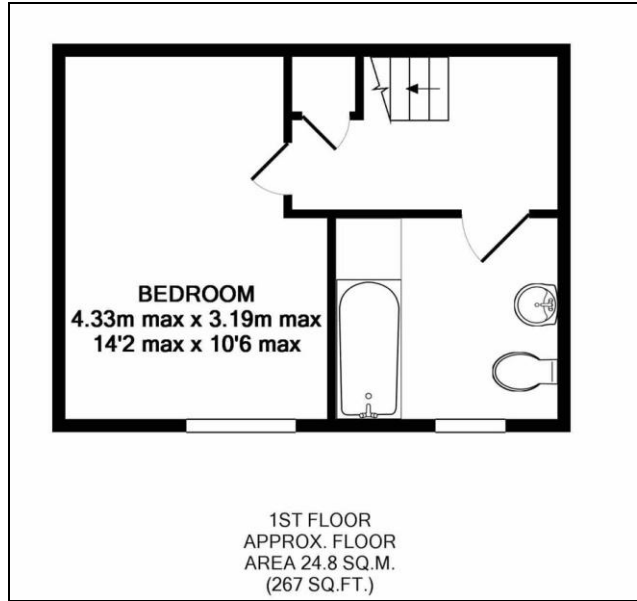
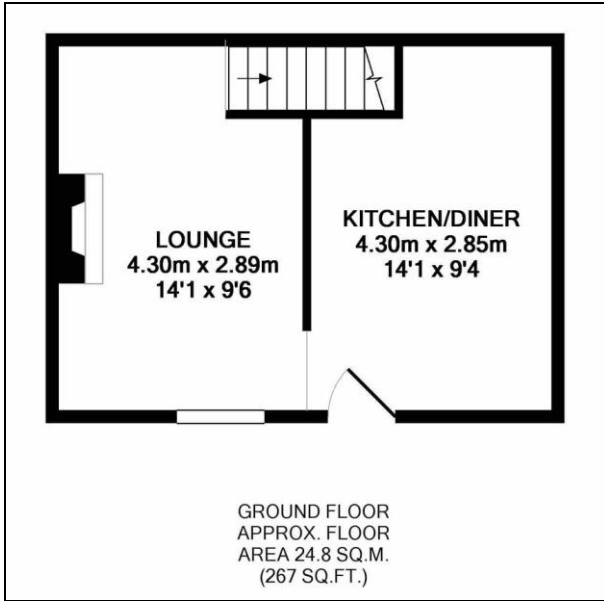
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

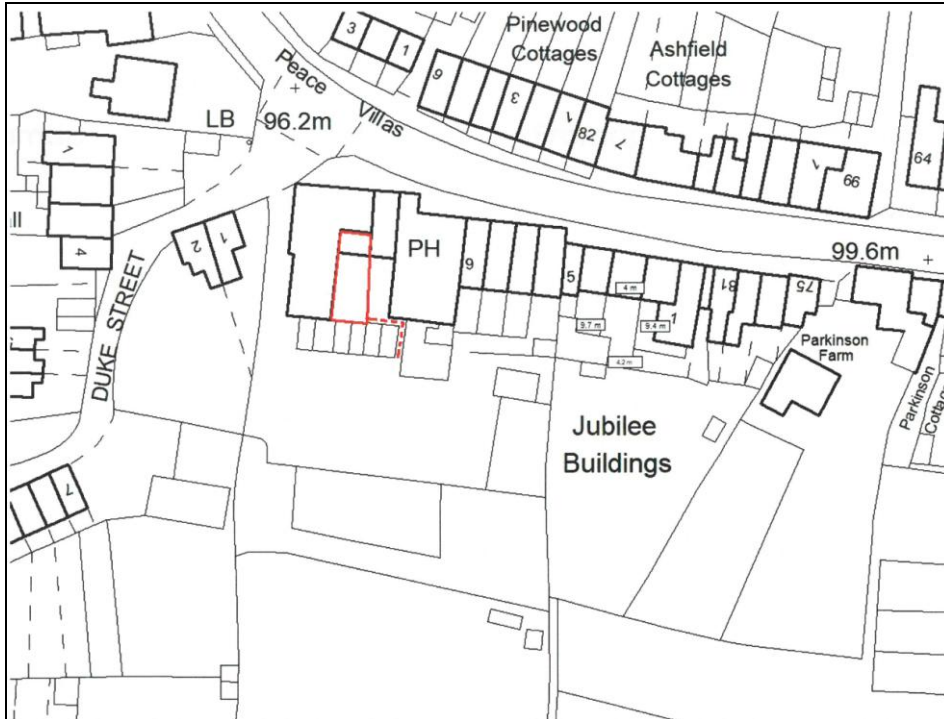
Energy Performance Certificate



Floor Plan



Boundary Plan



MISREPRESENTATION ACT 1967:

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