

PLET237

TO LET

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

32 Millholme Drive (Off Wenning Avenue) High Bentham Nr Lancaster LA2 7NE



Rental Price: £750 per calendar month payable monthly in advance, subject to conditions

Returnable Damage Bond: £1,000 payable in advance

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

An immaculately presented modern (*circa 9 years old*) 3 bedroomed garage link-detached family house incorporating full wood effect UPVC sealed unit double glazing, gas central heating, cloakroom, 2 reception rooms, conservatory, newly fitted breakfast kitchen, utility room, gated private driveway and a good sized rear garden enjoying **River Footage**.

Located on a private close on the fringe of the market town of High Bentham within approx 600 yards of town centre shops etc. and being conveniently within only 15 miles commuting distance of Lancaster and the M6.

Non Smokers Only.

Pets: 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 £90.00 (*inclusive of VAT at current rate of 20%*) 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 £1,000.00 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: (Wood effect UPVC sealed unit double glazing and gas central heating installed).

Ground Floor:

Entrance Porch: Centre light.
6'10 x 2'8 approx
(2.08m x 0.81m approx)

Reception Hall: Open feature staircase with under cupboard, wood laminate flooring, centre light, radiator, telephone point, smoke alarm.
11'5 x 8'2 min
(3.48m x 2.49m min)

Cloakroom: Wc and wash basin, tiled dado, centre light, radiator, auto vent.
4'10 x 3'11
(1.47m x 1.19m)

Lounge: Feature wood surround fireplace housing living flame gas fire, 2 x centre lights, TV point.
18'4 x 12'8
(5.59m x 3.86m)
Patio doors to garden; double doors to conservatory:-



Conservatory: *Being wood effect UPVC sealed unit double glazed.*
8'6 x 8'5
(2.59m x 2.57m)
Wood laminate flooring, lovely garden and river aspect, wall light, radiator.

Breakfast Kitchen:

13'9 x 9'6
(4.19m x 2.90m)

New fitted kitchen in Ivory incorporating inset stainless steel 1½ bowl single drainer sink unit with mixer tap, integrated "Bosch" fridge, "Bosch" dish washer, "Classic Delux" gas farmhouse style oven range, "Rangemaster" extractor hood and work surfaces with tiled splash backs. Tiled floor, pelmet lighting, halogen ceiling lighting, radiator, smoke alarm.



Dining Room:

9'2 x 8'1
(2.79m x 2.46m)

(Former Garage !). Centre light, radiator.



Inner Utility Room:

8'3 x 7'3
(2.51m x 2.21m)

Porcelain sink, work surface, plumbed auto washer and tumble dryer recesses, fitted shelves, wall mounted "Vaillant" gas boiler providing full central heating and hot water, tiled floor, centre light, outside door.

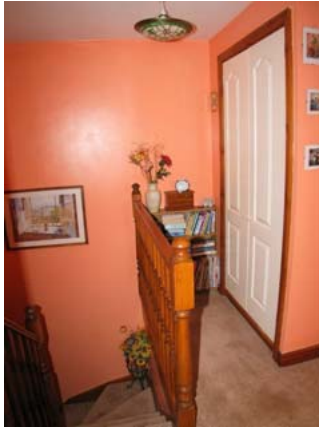


First Floor:

Landing:

8'10 x 8' approx
(2.69m x 2.44m approx)

Airing cupboard, centre light, smoke alarm.



Master Bedroom 1:

13'10 x 9'11
(4.22m x 3.02m)

Lovely river aspect, fitted bedroom units, centre light, radiator, TV point.



Bedroom 2:

12'9 x 9'9
(3.89m x 2.97m)

Centre light, radiator.



Bedroom 3:
10'6 x 8'
(3.20m x 2.44m)

Lovely river aspect, centre light, radiator, telephone point.



Bathroom:
7'11 x 6'10
(2.41m x 2.08m)

3 piece bath suite incorporating over bath power shower with glass screen, white UPVC easy wipe ceiling, tiled walls and splash backs. Fitted contemporary vanity mirror, heated towel ladder, mini halogen ceiling light fitting, auto vent.



Outside:

Front: Gated private driveway (*brick paviour*) suitable for parking 2 vehicles.

Side: Path to the side.

Rear: Lovely terraced lawned garden area incorporating paved patios, timber shed and river footage. Outside tap.





Services:

Mains water, electricity, gas and drainage connected.

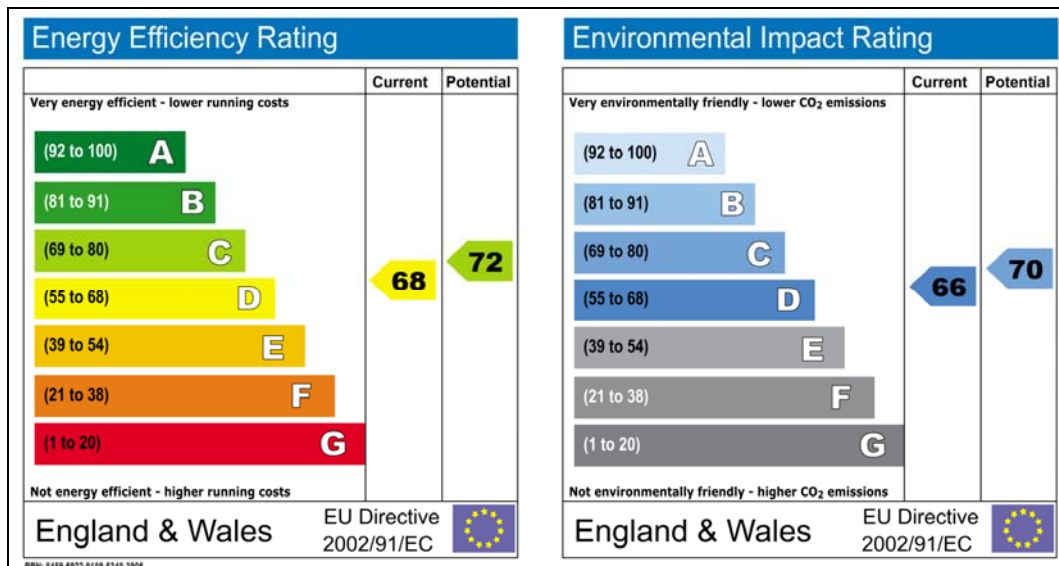
Council Tax Band:

(D) Verbal enquiry only.

Agents:

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

Energy Performance Certificate



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