

TO LET UNFURNISHED

43 ALLHALLOWS LANE KENDAL

A modernised double bedroomed terraced cottage situated in a convenient town centre location within the Kendal Conservation Area. The property is to be let on an Assured Shorthold Tenancy for an initial period of twelve months.

The rent will be £395 per calendar month (to be paid by standing order directly into the Landlord's Bank Account) and a deposit of £500 will be held by the Landlord's Agent under an Approved Deposit Scheme against any damages or breakages.

Please note no pets will be allowed and DSS applicants will not be eligible to rent the property.

The accommodation briefly comprises:-

GROUND FLOOR



Entrance door to:

Lounge/Dining Area

4.75m x 2.16m
15' 6" x 7' 10"

Fireplace with space for electric heater with stone surround, heath and wooden mantle. TV point, electric storage heater and wall lighting. Meter cupboard. Stairs to first floor

Through to:

Kitchen

2.65m x 1.74m (average)
8' 4" x 5' 7" (average)

With fitted floor and wall units (with recessed lighting). Electric cooker with hob and electric extractor fan. Fitted electric fridge. Worktops with single drainer stainless steel sink unit. Part tiled walls and cooker point.

Rear door to shared courtyard.

FIRST FLOOR**Bedroom**

2.74 m x 4.79 m
9' 0" x 15' 7"

Original open fire (flue blocked) with cast iron surround. Electric storage heater and access to loft.

Bathroom

With wash-hand basin with mirror over and light and shaver point, WC and fitted cast iron bath together with shower. Fitted airing cupboard with hot water cylinder and immersion heater.

**OUTSIDE**

Entrance to front directly off pavement.

Shared walled courtyard to rear with seating area and washing line.

Time limited public parking during daylight hours often available outside property.

No parking restrictions after 6.00 p.m.

Additional South Lakeland District Council contract car park available by separate negotiation.

SERVICES

Mains electricity, water and mains drainage.

The property benefits from electric storage heating and double glazing.

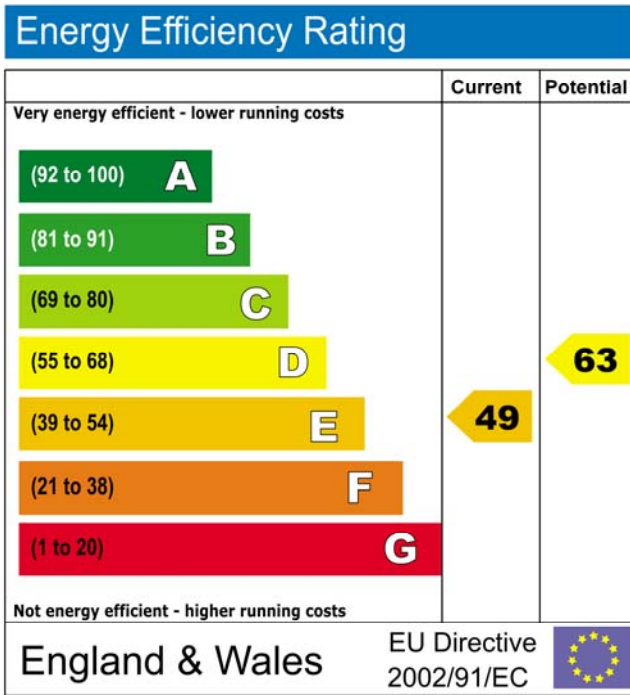
COUNCIL TAX

43 Allhallows Lane has been assessed to lay within Band " A " by South Lakeland District Council for Council Tax purposes. The current payment for the 2011/2012 period is £1,039.68 (verbal enquiry only). This figure is for a couple and, in appropriate circumstances, it will be possible to apply for 25% single occupant discount.

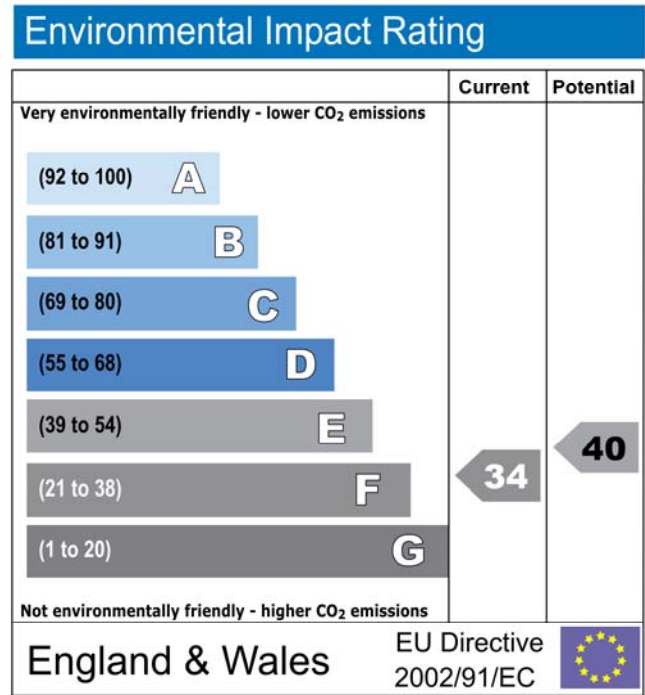
TENANCY AGREEMENT

It will be the duty of the tenant to contribute £120 plus VAT towards the Landlord's expenses in drawing up a Tenancy Agreement relating to **43 Allhallows Lane**.

ENERGY PERFORMANCE CERTIFICATE



RRN: 0791-2841-6795-9502-5185



VIEWING

By appointment with the Agents Richard Turner and Son (015395 66800).

MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.

43 ALLHALLOWS LANE, KENDAL

PARTICULARS OF APPLICANTS
(If a couple please give details of both parties)

Name

Address

.....

.....

Telephone No.

Age Marital Status

Number of Children Ages

Present Occupation

Interests/Hobbies

Pet(s) if any

References may be obtained from

(1) (2)

.....

.....

Tel No. Tel. No

Bankers

Address

**PLEASE NOTE - THE RENT WILLBE REQUIRED TO BE PAID BY STANDING ORDER DIRECTLY
INTO THE LANDLORD'S BANK ACCOUNT.**

SIGNATURE DATE

PLEASE SUBMIT THIS FORM TO:-
RICHARD TURNER & SON, 14 MOSS END BUSINESS VILLAGE, CROOKLANDS, CUMBRIA, LA7
7NU