

PLET220

TO LET

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

Bentham Hall High Bentham Nr Lancaster LA2 7BN



Rental Price: £695 per calendar month payable in advance, subject to conditions

Returnable Damages Bond: £1,000 payable in advance

Viewings: By prior appointment through Richard Turner & Son Bentham office.

A substantial 5 bedroomed detached family residence incorporating 2 reception rooms, study, utility, basement cellar, dining kitchen and large attic rooms together with affording majority sealed unit double glazing, gas central heating, private driveway/parking and generous rear garden area. Conveniently situated in a prominent position at the far end of the Main Street in the popular rural market town of high Bentham.

Lancaster and The M6 15 miles, Settle and The Yorkshire Dales National Park,
Kendal and The Lakes 20 miles approx.

Non Smokers Only.

Pets: Pets may be acceptable by prior arrangement.

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

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

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

VAT Reg. No. 636 2413 54

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 featuring majority sealed unit double glazing (apart from two front reception room bow windows), gas central heating and ornate moulded cornice and coving.

Viz:-

Ground Floor:

Entrance Vestibule: 4'10 x 3'10 (1.47m x 1.17m)	Leaded glass panel outer door.
Reception Hall: 14'6 x 4'10 (4.42m x 1.47m)	Open staircase, centre light, radiator.
Dining Room: 14'8 x 12'11 min (4.47m x 3.94m min)	Bow window bay (single glazed), centre light, 2 x radiators.
Lounge: 14'8 x 11'11 min (4.47m x 3.63m min)	Living flame gas fire with marble and wood surround, bow window bay (single glazed), centre light, 2 x radiators.
Kitchen: 15'9 x 12'7 (4.80m x 3.84m)	Fitted cupboards and units incorporating stainless steel double drainer sink unit, built in electric oven, electric halogen hob with extractor canopy, dish washer and work surfaces with tiled splash backs, serving hatch to dining room, centre light, radiator.
Vestibule: 3'10 x 3'2 (1.17m x 0.97m)	Access to basement cellar.
Pantry: 5' x 5' approx (1.52m x 1.52m approx)	Fitted shelves, centre light.
Basement Cellar: 14'9 x 12'5 (4.50m x 3.78m)	Light and power installed, gas central heating boiler, slate keeping shelf, fitted shelf.

Utility Room: 11'8 x 8'5 (3.56m x 2.57m)	Stainless steel single drainer sink unit, fitted wall cupboards, work surfaces, tiled floor, radiator, fitted shelves, strip light, back door.
Inner Hall: 13'6 x 3'3 (4.11m x 0.99m)	Centre light, outside door.
Shower Room: 5'10 x 5'1 min (1.78m x 1.55m min)	Shower cubicle, wc, wash basin, heated towel rail, tiled dado and splash backs.
Study: 11'2 x 7'5 (3.40m x 2.26m)	Centre light, radiator.
<u>First Floor:</u>	
Landing: 11'2 x 6'3 (3.40m x 1.91m)	Centre light.
Back Bedroom 1: 13'1 x 12'11 (3.99m x 3.94m)	Centre light, radiator.
Front Bedroom 2: 13'11 x 12'11 (4.24m x 3.94m)	Walk in wardrobe, centre light, radiator.
Sewing Room/ Childs Bedroom 5: 9'5 x 5' (2.87m x 1.52m)	Centre light, radiator.
Front Bedroom 3: 13'2 x 12'1 (4.01m x 3.68m)	Fitted bedroom units incorporating vanity wash basin, centre light, radiator.
Bathroom: 10'9 x 5'3 max (3.28m x 1.60m max)	Bath and wash basin. Airing/cylinder cupboard with immersion heated, fitted vanity cupboard and wall mirror, tiled walls and dado, fitted bath shower curtain and bath tap shower fitting, centre light, radiator.
Separate WC: 7'1 x 3'2 (2.16m x 0.97m)	Centre light.
Back Bedroom 4: 10'8 x 7'4 (3.25m x 2.24m)	Fitted bedroom units, centre light, radiator.

Second Floor: (Via enclosed staircase).

Landing:
13' x 12'1
(3.96m x 3.68m)

Attic Room 1:
8'8 x 2'11
(2.64m x 0.89m)

Attic Room 2: Strip light, radiator.
21' x 17'5
(6.40m x 5.31m)

Outside:

Front: Gated private tarmac driveway frontage/turning area with garden borders.

Side: Pathway to Northerly side.

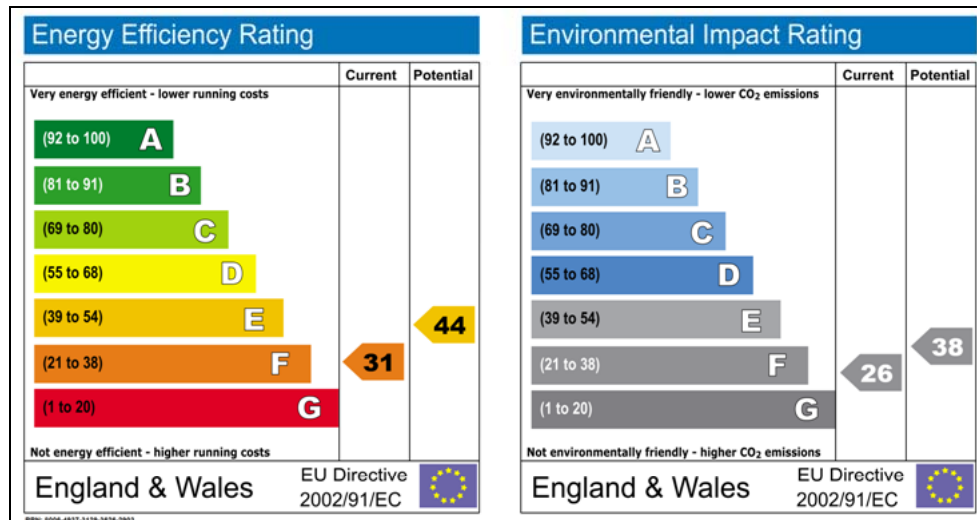
Rear: Generous lawned garden area, rockery, elevated paved patio and elevated vegetable garden area incorporating greenhouse.
N/B. The fruit/vegetable garden area with its greenhouse is specifically excluded from the lease; there are also no rights of way granted to the property via the rear garden wooden gates behind the lean to greenhouse.

Services: Mains water, electricity, gas and drainage connected.

Council Tax Band: G (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:

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.