

PLET209

## TO LET

Initially on a 6 Months **Unfurnished** Assured Shorthold Tenancy.  
**Available from April 2009. (Non Smokers Only).**

## **Braides Lodge Cockerham Nr Garstang, Lancs LA2 0EL**



**Rental Price: £900 per calendar month payable monthly in advance, subject to conditions**

**Returnable Damage Bond: £1,500 payable in advance**

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

A modern Luxury 3 bedroomed Self Contained Log Chalet/Home boasting a bespoke fitted kitchen, luxury bathrooms including master bed en-suite and affording low running costs enhanced by an excellent under floor heating system and full double glazing.

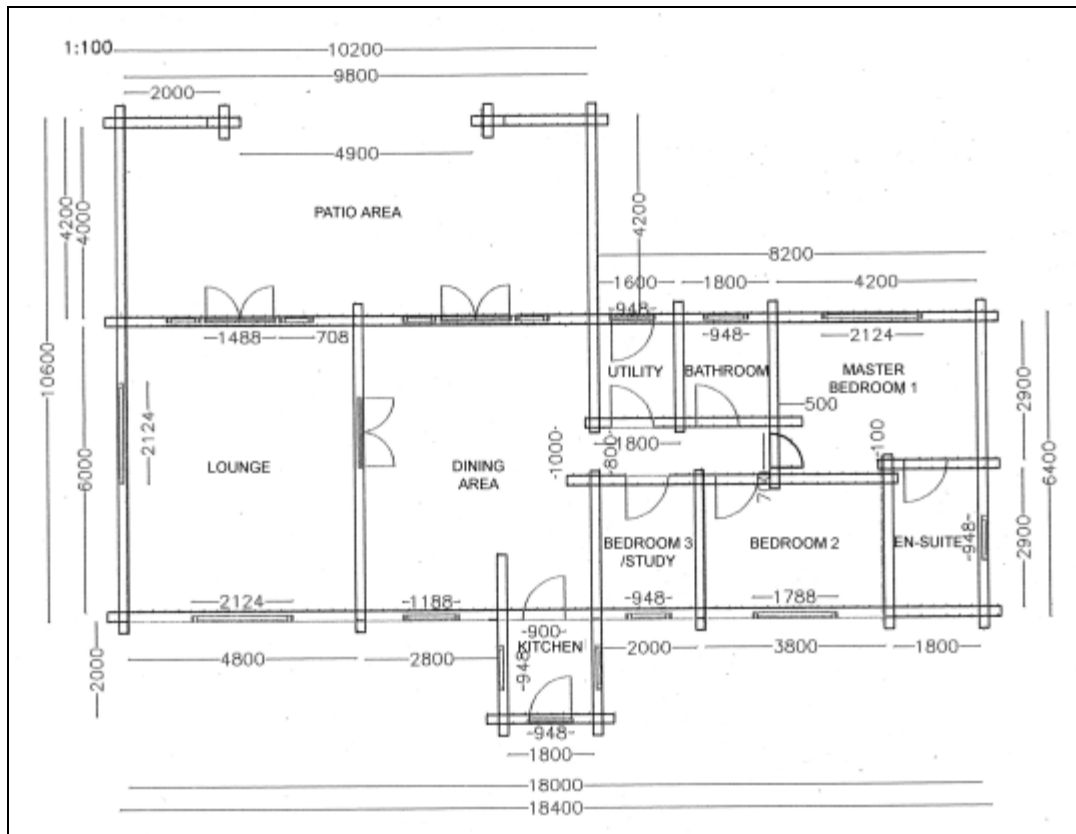
Externally the property enjoys private driveway/parking for up to 4 vehicles, useful storage shed, lawned garden surround incorporating water feature and a lovely stone flagged sun terrace enjoying long distance rural views.

Situated in a lovely rural location conveniently within only 4 miles of M6 Junction 33, circa 3 miles East of Pilling Village and circa 1½ miles West of Cockerham Village.

**Non Smokers Only.  
Strictly No Pets.**

**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 £1,500.00 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](http://www.depositprotection.com) or on Tel: 0870 707 1707.*

**Floor Plan**



**MISREPRESENTATION ACT 1967:**

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