

DRAFT

PLET88 / RBP01270

TO LET

On a 6 Months **Unfurnished** Assured Shorthold Tenancy (longer term may be available following initial term)
Available on Completion of Ongoing Remedial Works.

Brookhouse Farmhouse

**Summer Hill
High Bentham
Nr Lancaster
LA2 7LT**



Rental Price: £675 per calendar month (payable monthly in advance) plus *fees* (rent is inclusive of water rates)

Returnable Damage Bond: £700 payable in advance

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

Comprising a detached stone built farmhouse situated on the fringe of High Bentham offering good sized 3 bedroomed accommodation incorporating predominantly full sealed unit double glazing, a fitted kitchen with an oil fired Aga style oven range which provides central heating and hot water, a separate utility area, private tarmac forecourt parking and lawned garden areas to the sides and rear with a natural stream boundary.

(Non Smokers Only).

Pets – Dogs are not permitted, however in certain circumstances other pets may be permitted subject to the prior permission of the landlord.

***Fees*/Conditions:** The tenant will be responsible for payment of own council tax and all usual outgoings i.e. water, electricity, gas, telephone etc. The incoming tenant will be responsible for the landlord's reasonable costs incurred for the preparation and serving of the lease agreement (*this is usually a sum of £90.00 (inclusive of VAT at current rate of 20%) however this figure may vary depending on the actual solicitors acting on behalf of the landlord*). The incoming tenant will also be responsible for payment of "**DILIGENT**" fee (*Diligent Referencing Services*) representing a security check charge to the sum of £30.00 (*inc. VAT*) per Adult person. Following successful referencing and acceptance of a tenant's application by the landlord, in order to comply with Government Legislation we will require the prospective tenant to provide us with satisfactory "Identification Verification Documents" i.e. Passport, Driving Licence, Identity Cards and Residence Permits. Both the Lease fee and Diligent fee are payable in advance. A tenancy deposit (*returnable damages bond*) will be required before entry which will be deposited in the **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 as to 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 Government 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 or on Tel: 0870 707 1707.*

How to rent - The checklist for renting in England: To obtain the up to date edition of this government checklist please click the following link:- www.gov.uk/government/publications/how-to-rent

Accommodation Comprising:

(Please Note:- The cellar door is to be permanently locked by the landlord and the cellar is strictly excluded from the Tenancy due to unsafe/badly worn old stone steps).

Ground Floor:

Entrance Hall:

11' x 6'7
(3.35m x 2.01m)

Centre light, radiator.

Inner Hall:

6'6 x 3'1
(1.98m x 0.91m)

Open staircase, centre light, smoke detector.

Lounge/Diner:

27'1 x 12'2 ()
(8.26m x 3.71m)

Tiled fireplace housing multi fuel stove, UPVC sealed unit double glazed windows, arched wall recess with under cupboard, 2 x centre lights, 2 x radiators, TV point, telephone point. New wood laminate flooring.



Kitchen



Lounge / Diner

Kitchen/Diner:

12'7 x 11'1
(3.84m x 3.38m)

Fitted wall and base units incorporating stainless steel single drainer sink unit. **Old fireplace housing "Heritage Duette" oil fired Aga style oven range which also provides central heating and hot water.** Fluorescent strip light, radiator, Lino flooring.

Utility Area:

11'10 x 6'7
(3.61m x 2.01m)

Plumbed for auto washer, centre light, radiator. Access to rear.

Store:

12' x 6'
(3.66m x 1.83m)

"Worcester" oil fired boiler, centre light.

First Floor:

Landing:

Centre light, radiator, smoke detector.

Rear Bedroom 1:
12'5 x 12'3
(3.78m x 3.73m)

UPVC sealed unit double glazed window, window seat, centre light, radiator.

Rear Bedroom 2:
13'7 x 9'
(4.14m x 2.74m)

UPVC sealed unit double glazed window, window seat, centre light, radiator.

Front Bedroom 3:
12'5 x 10'10
(3.78m x 3.30m)

UPVC sealed unit double glazed window, window seat, 2 x centre lights, radiator.

Bathroom:
12' x 6'9
(3.66m x 2.06m)

3 piece bath suite and shower cubicle, tiled splashbacks. Auto extractor vent, vanity mirror with shaver light. Airing/cylinder cupboard with immersion heater, UPVC sealed unit double glazed window, centre light, radiator, loft access.



Rear Bedroom 1



Rear Bedroom 2

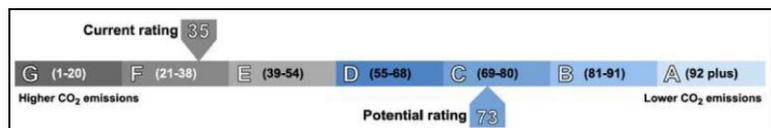
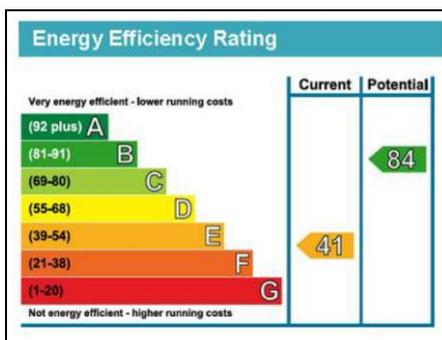


Front Bedroom 3



Bathroom

Energy Performance Certificate



Outside:

- Front (Easterly elevation):** Gated private tarmacadam parking area, lawned garden areas with flower borders and timber shed. Central heating oil tank.
- Southerly Side:** Garden area and concrete pathway.
- Northerly Side:** Lawned garden area.
- Rear (Westerly Elevation):** Concrete patio area and good sized lawned garden area extending to natural stream.



- Services:** Mains water, electricity and drainage connected.
Oil central heating.
***N/B Landlord pays all water and sewerage charges.
The landlord also pays for the chimney to be swept annually.***

- Council Tax Band:** (E) Verbal enquiry only.

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

Please Note: In order for letting agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all tenants 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.

MISREPRESENTATION ACT 1967:

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