

**DRAFT**  
**TO LET**

PLET88 / RBP01270

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

## **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 tarmacadam forecourt parking and lawned garden areas to the sides and rear with a natural stream boundary.

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

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T: 015395 66800  
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VAT Reg. No. 636 2413 54

**\*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 ingoing 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 ingoing 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 perspective 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 this government checklist please click the following link:- [www.gov.uk/government/publications/how-to-rent](http://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 open fireplace, 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/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)

*New bathroom suite due to be fitted April 2018.*

Airing/cylinder cupboard with immersion heater, UPVC sealed unit double glazed window, centre light, radiator, loft access.

## **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:**

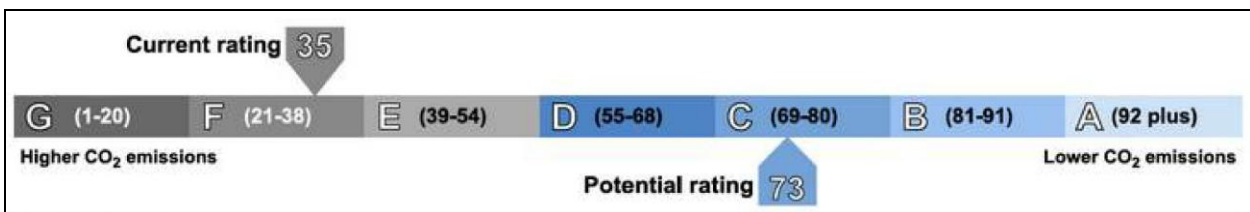
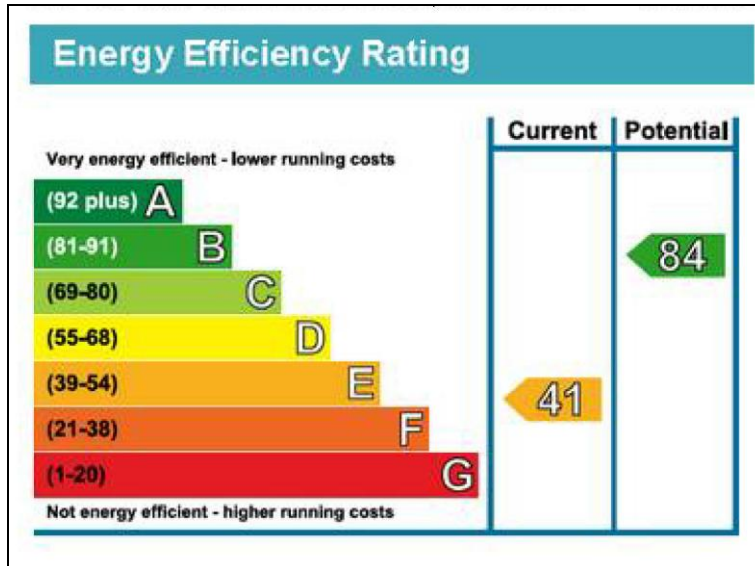
(E) Verbal enquiry only.

### **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.*

## 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.