

TO LET UNFURNISHED
FURZE HILL
COVE ROAD, SILVERDALE



A substantial four bedroom detached rendered gentleman's residence under a slate roof in excellent decorative order comprising conservatory, dining kitchen, 2 large reception rooms, inner hall/study, 4 bedrooms and 2 bathrooms together with spacious grounds including ample off road parking.

The property is available immediately and is to let for a minimum period of six months.

The property is situated in a quiet rural area, on the outskirts of the popular village of Silverdale with easy access to the M6 Motorway, Lancaster, Kendal and the Lake District

Rent – £1,150 per calendar month

Letting Agents:
Richard Turner & Son,
14 Moss End Business Village, Crooklands, LA7 7NU
Tel: (015395) 66800

Description

The property benefits from mains water and electric. Sewerage is to a septic tank. There is oil fired central heating and double glazing throughout. The accommodation within the property comprises:-

GROUND FLOOR

Conservatory 9'07 max x 14'
2.91m (max) x 4.27m

door to rear garden

Kitchen 13'05 x 18'12
4.08m x 5.62m

Oil fired AGA (cooking only), fitted wall & base units, beamed ceilings, radiator, tv point, 4 x double elec sockets



Living Room 20'08 x 13'09
6.30m x 4.19m

wood burning stove in stone fireplace, beamed ceiling, low line radiators, wood floor, tv point, 3 x double elec sockets

Family Room 13'04 max x 21'02
4.06m max x 6.45m

open fire, beamed ceiling, wood floor, tv point, 3 x double elec sockets, radiators

Bathroom

Bath with shower over, sink and wc in white, pt tiled floor
Beamed ceilings, under stairs cupboard

Inner Hall 8'07 x 9'01
2.61m x 2.77m

stairs to first floor, beamed ceiling, bench, radiator,
BOULTER BUDERUS boiler, 1 x double elec socket

Porch 4'01 x 7'11
1.25m x 2.42m

front entrance door



FIRST FLOOR

Bathroom	bath, sink and wc in white, radiator, tiled floor
Bedroom 1 11' x 10'10 3.36m x 3.29m	feature fireplace (not in use), radiator, fitted wardrobes tv point, 3 x double elec sockets
Bedroom 2 9'03 x 13'10 2.81m x 4.22m	fitted wardrobes, radiator, tv point, 3 x double elec sockets
Bedroom 3 16'09 x 14'02 5.10m x 4.33m	fitted wardrobes, beamed ceiling, radiator, 2 x double elec sockets
Bedroom 4 21'05 x 14' 6.54m x 4.27m	fitted wardrobes, low line radiators, tv point, 3 x double elec sockets



OUTSIDE

Large grounds with lawned garden and ample parking. The garden will be maintained by a gardener employed by the Landlord. Two small outhouses are also within the tenancy.

Council Tax

The tenants will be responsible for the payment of the Council Tax and the property is Banded in Band F and the payment for 2011 for 12 months will be £2,488 (verbal enquiry only).

Deposit

The tenants will be required to make a £2,000 deposit to the landlords to be held against breakages and damage to the property.

Tenancy Agreement

The tenants will be required to contribute up to £90 towards the landlords' costs of preparing a tenancy agreement and the tenants will be required to sign this prior to entering the property. Any offers of tenancy will be subject to satisfactory references.

Rent

£1,150 per calendar month. The rent will be payable monthly in advance. The first months rent will be payable prior to entry and future months by standing order direct to the landlords' bank account.

Interior Decoration & Other Stipulations

The tenants should not alter the interior decoration or carry out any structural alterations to the property without the landlords' prior written consent. No pets or smoking will be allowed in the property.

Directions

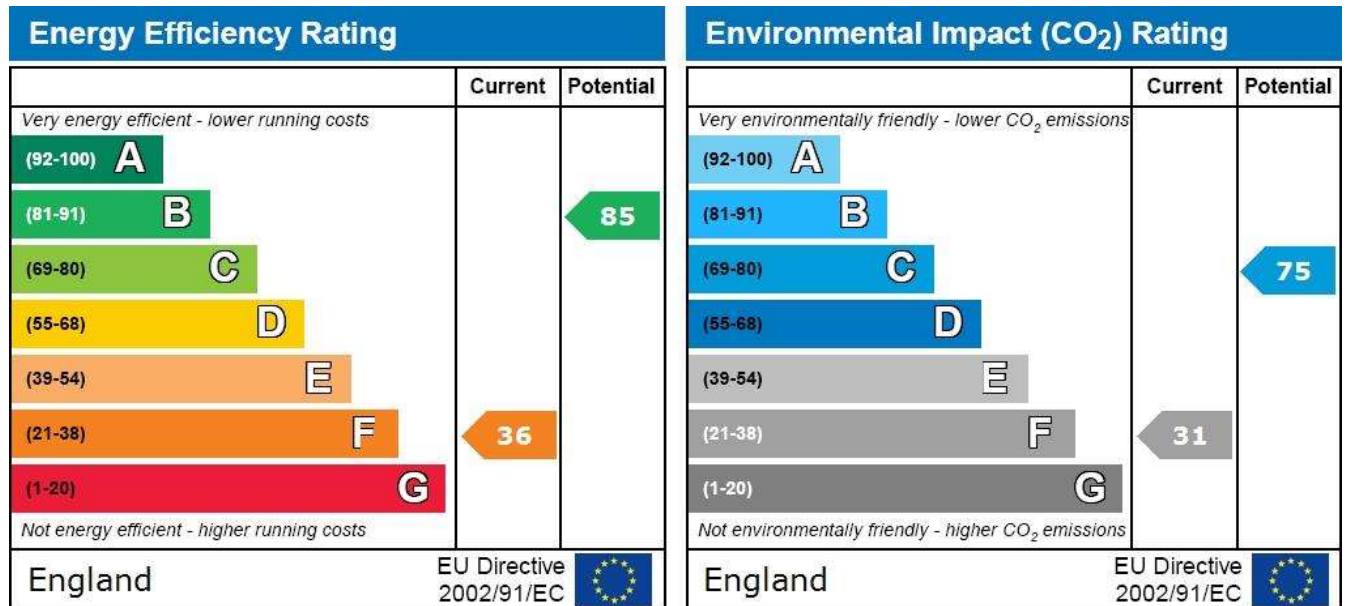
From Silverdale, take Cove Road towards Far Arnside. After passing Holgates Caravan Park on the right, take the next turning left and the property is located on the left hand side after approximately ½ mile.

Application

An application form is attached to these particulars which should be returned to the Letting Agents prior to arranging a viewing.

Utilities: Mains electric and water supply. Sewerage to a septic tank.

EPC



MISREPRESENTATION ACT 1967:

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FURZE HILL
SILVERDALE

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 WILL BE 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,
LA7 7NU**