

**DRAFT
TO LET**

PLET47

On a 6 Month **Unfurnished** Assured Shorthold Tenancy.
Available from March 2012. (Non Smokers Only).

**Moulterbeck Cottage
Thickrash Brow
High Bentham
Nr Lancaster
LA2 7LT**



Rental Price: £575 per calendar month payable monthly in advance, subject to conditions
(Inclusive of water, sewage charges and garden maintenance)

Returnable Damages Bond: £1,000 payable in advance

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

Character detached converted barn situate on the fringe of High Bentham offering 2 bedroomed accommodation and benefiting from Economy 7 electric central heating, sealed unit double glazing, garden and private graveled driveway to the front, lawned garden area and patio to rear.

Non Smokers Only.

Pets: Pets may be acceptable by prior arrangement.

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 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 Comprising:

Entrance Porch: 6'8 x 3'3 (2.03m x 0.99m)	Stone flag floor, wall light.
Inner Hallway:	Open stairs, cloaks cupboard, centre light.
Bedroom 1: 18'1 x 12'3 max (5.51m x 3.73m)	Built in wardrobe, under stairs store, centre light.
Bedroom 2/Study: 10'10 x 8'8 (3.30m x 2.64m)	Built in wardrobe, under stairs store, centre light.
Bathroom: 6'9 x 5'7 (2.06m x 1.70m)	3 piece bath suite comprising low flush WC, pedestal wash basin and panelled bath, built in "Mira" over bath shower, quarry tiled floor, tiled walls, airing/cylinder cupboard, centre light.
<u>First Floor:</u>	
Kitchen: 18'1 x 12'2 (5.51m x 3.71m)	Fitted units incorporating stainless steel single drainer sink unit, cooker recess, plumbed auto washer recess, space for free standing electric cooker, extractor canopy, tiled splash backs, exposed beams and 'A' frame, centre light, smoke alarm.
Lounge: 18'1 x 9'4 (5.51m x 2.84m)	Stone built open fireplace, exposed beams, centre light, TV point.

Outside:

Front: Accessed via a shared private driveway leading to private gravelled driveway and garden area.

South Elevation: Stone flag pathway.

North Elevation: Stone flag pathway, external meter box.

Rear: Good sized lawned garden area and stone flagged patio area.

Services: Mains electricity, shared bore hole water supply.
Private septic tank drainage.

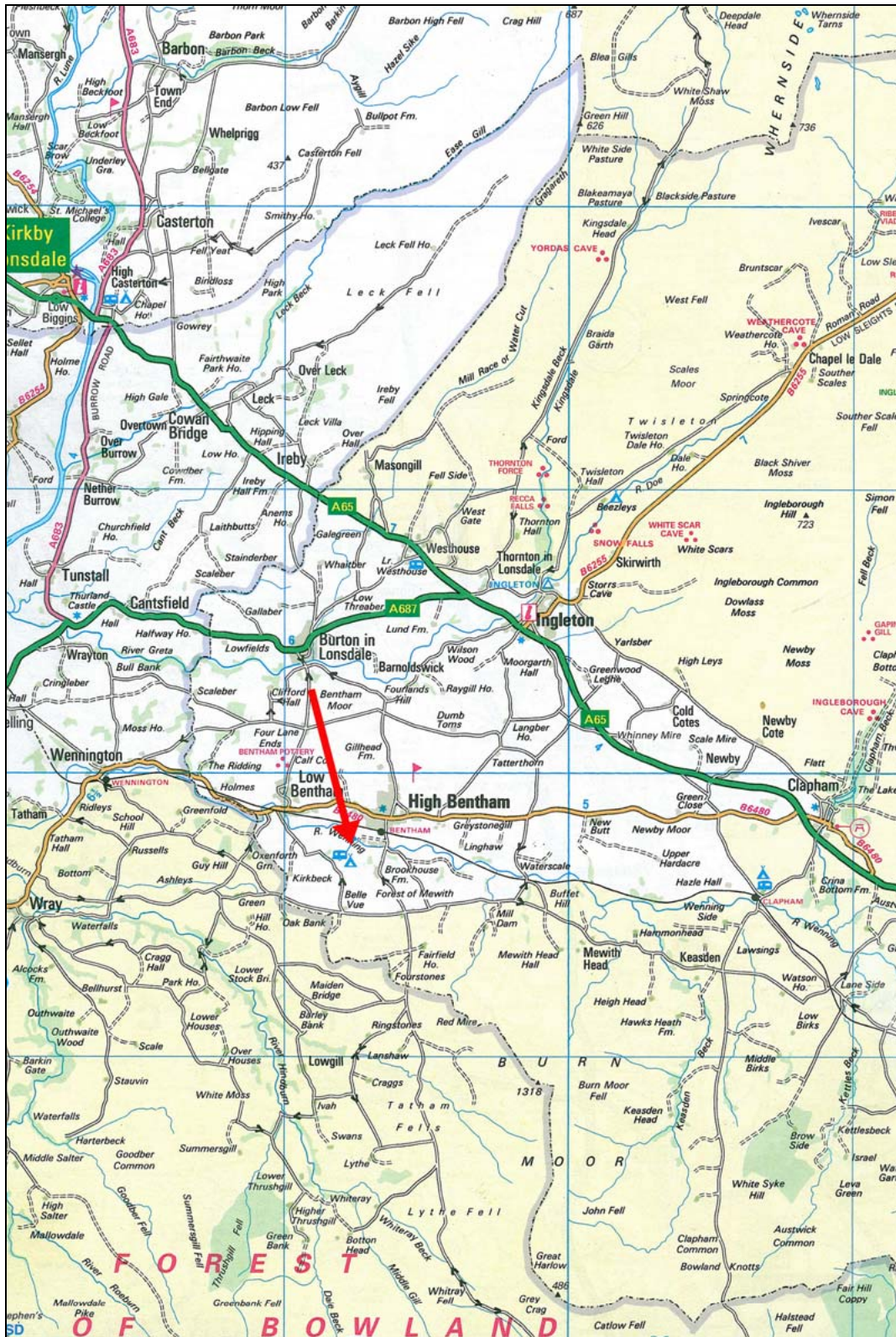
Council Tax Band: **D** (verbal enquiry only).

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

Energy Performance Certificate

Awaiting Graph

Location Plan



MISREPRESENTATION ACT 1967:

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