

PLET171

TO LET

On a 6 Months **Unfurnished** Assured Shorthold Tenancy.
(Non Smokers Only).

Rose Dene 1 Lairgill High Bentham Nr Lancaster LA2 7JZ



Rental Price: £550 per calendar month payable monthly in advance, subject to conditions

Returnable Damage Bond: £750 payable in advance

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

A renovated and improved 3 bedroomed cottage style house enjoying a generous sized fitted dining kitchen, gas central heating, full double glazing, garden and private parking.

Conveniently situated on the fringe of the popular rural market town of High Bentham within approx 200 metres of Town Centre shops and amenities. Abundant additional parking on adjacent local authority free car park.

Non Smokers Only.

Pets: Dogs are not permitted. Other 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 £750.00 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 or on Tel: 0870 707 1707.*

Accommodation Featuring: Full gas central heating, UPVC sealed unit double glazing, natural stained timber work, fitted carpets and curtains.

Ground Floor:

Entrance Vestibule:

3'7 x 3'1
(1.09m x 0.94m)

Lounge:

16'10 x 15'4 approx
(5.13m x 4.67m)

Gas fired multi fuel style stove, 2 x radiators, 2 x centre lights, discrete electric meter cupboard. Fitted curtains and poles. Sky TV coax.

Lower Level:

Dining Kitchen:

15'8 x 14'3 min
(4.77m x 4.34m)

Modern fitted cupboards and units in medium oak incorporating inset stainless steel single drainer sink unit with mixer tap, built in "stoves" electric oven, "stoves" gas hob with extractor hood, plumbed recess for auto washer and work surfaces. Gas central heating boiler cupboard, wood laminate flooring, 2 x radiators, halogen lighting, feature exposed beam and prop. Outside access door.



Lounge



Kitchen

First Floor: (Access Via Lounge).

Landing: Fitted curtain and pole.

Bedroom 1:
9'3 x 8'9
(2.82m x 2.67m)

Radiator, centre light. Fitted curtains and pole.

Bedroom 2:
9'4 x 8'1
(2.84m x 2.46m)

Radiator, centre light. Fitted curtains and pole.

Bedroom 3:
8'5 x 6'2
(2.56m x 1.88m)

Radiator, centre light. Fitted curtains and pole.

Bathroom:
8'5 x 5'6
(2.56m x 1.67m)

3 piece bath suite in white incorporating "Mira Sport" over bath shower, tiled splash backs, radiator, centre light. Fitted curtain pole.

Outside:

Private parking area and enclosed lawned garden area to the front.
Path and grassed area to the side.
Cold water tap, paved patio, grassed area and gated private parking area to the rear.



Enclosed Lawned Garden Area



Private Parking And Enclosed Lawned Garden Area



Paved Patio And Grassed Area



Services:

Mains water, electricity, gas and drainage connected.

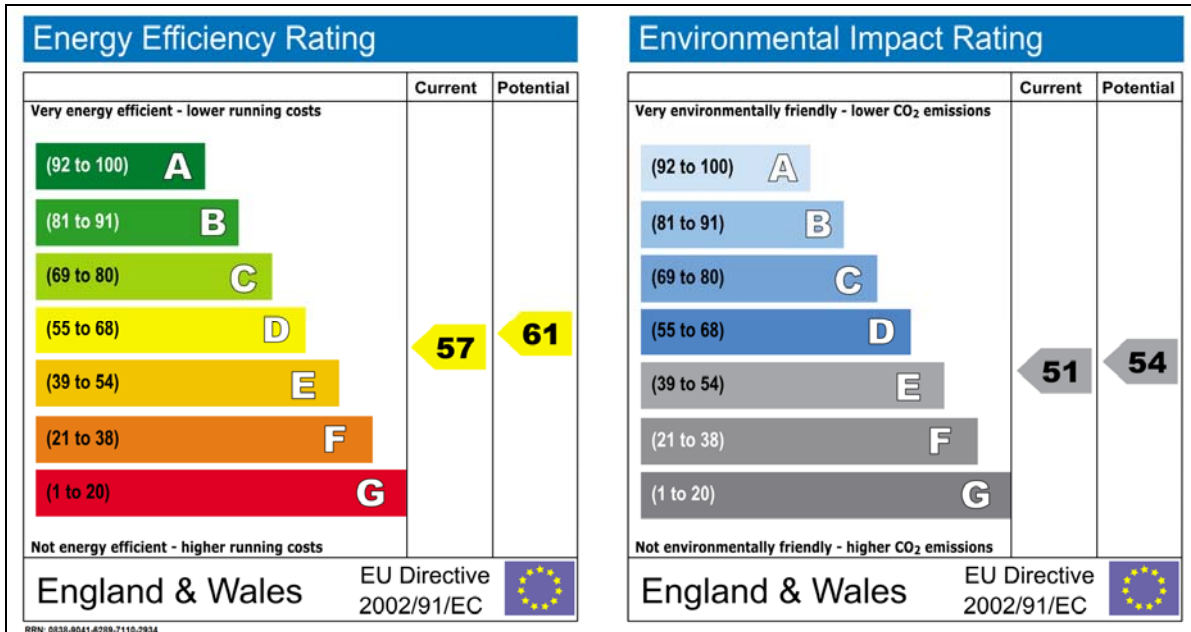
Council Tax Band:

B (Verbal enquiry only).

Tenant Finding Agents:

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

Energy Performance Certificate



Boundary Plan



MISREPRESENTATION ACT 1967:

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