

## TO LET UNFURNISHED

### THE BUNGALOW, DEERSLET FARM BURTON IN KENDAL LA6 1JG



A two/three bedroom detached bungalow in excellent decorative order, situated in a peaceful rural area, yet close to the amenities of Burton in Kendal and Carnforth. J35 of the M6 motorway is within 4 miles, providing easy access to Lancaster, Kendal or the Lake District.

The property is available to let for a minimum period of 6 months.

**Monthly rental £625 ONO**

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





Store

Previously the garage, this has been converted to a food preparation room and access is via an external door off the patio at the rear of the property. There is also a small loft area above the garage providing further storage.

**Conditions:**

The property will be let for an initial period of six months and reviewed thereafter. No pets. No smokers. No redecoration without agreeing nature and colours with landlord. Tenants will be required to contribute £72 towards the landlord's legal fees and will also be required to pay for credit references. The Landlords will carry out Credit Reference checks on the successful applicants who will be required to pay the cost of these. This will be around £30 per applicant

A deposit of one month's rent will be required to be held against damage and breakages.

Rent payable £625 per calendar month (ono), payable monthly in advance direct to landlord's account.

**Utilities:** Borehole water, mains electricity, drainage to septic tank.

**Council tax:** The house is classified in band E for council tax and the amount payable for 2011/2012 is in the sum of £1,897.71.

**Applications:**

All applicants should complete the enclosed brief application form and return the same to :  
Richard Turner and Son, 14 Moss End Business Village, Crooklands, Cumbria, LA7 7NU

**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.

**THE BUNGALOW, DEERSLET FARM**  
**BURTON IN KENDAL**

**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 WILLBE 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,  
CUMBRIA, LA7 7NU