

PLET276 / RBP01988

TO LET

On a 6 Months **Unfurnished** Assured Shorthold Tenancy
Available **Mid-September 2017**. (Non Smokers Only).

Wenning Cottage 29 Main Street Low Bentham Nr Lancaster LA2 7BZ



Rental Price: £600 per calendar month (payable monthly in advance) plus *fees*

Returnable Damage Bond: £700 Payable in advance.

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

An immaculately presented, spacious, thoroughly renovated, 3 bedroomed, 3 storey family residence affording full UPVC sealed unit double glazing, security alarm system and gas fired central heating incorporating under-floor heating system to ground floor. Situated in the popular small rural village of Low Bentham conveniently within only 14 miles commuting distance of Lancaster and the M6.

PETS:- *Pets are not generally permitted however in certain circumstances they may be allowed subject to the prior consent of the landlord.*

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***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 a "MARAS" fee (*Managing Agents Reference Assistance Services Ltd*) 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" ie Passport, Driving Licence, Identity Cards and Residence Permits. Both the Lease fee and Maras 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 www.depositprotection.com 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

Accommodation Comprising:

Ground Floor

(Featuring under floor heating to whole ground floor).

Dining Kitchen:

15'8 x 12'11 inc. stairs
(4.78m x 3.94m inc. stairs)

Open feature staircase, modern fitted cupboards and units incorporating stainless steel single drainer circular sink unit with mixer tap, built in electric double oven, ceramic hob with overhead extractor hood, integrated auto washer, dish washer, upright fridge freezer and solid wood worktops. Wood laminate flooring, dual aspect windows with fitted blinds, under stairs storage cupboard, mini halogen ceiling lighting plus ceiling dining light, smoke alarm, TV point, back door.



Lounge

15'8 x 9'5
(4.78m x 2.87m)

Feature contemporary "hole in the wall" remote control gas fire. Wall mounted flat screen TV, mini halogen ceiling lighting, 3 windows with fitted blinds.



First Floor:

Landing:

10'4 x 2'8
(3.15m x 0.81m)

Centre light, smoke alarm.

Bathroom:

6'10 x 6'7

(2.08m x 2.01m)

Modern 3 piece bath suite incorporating "P" bath with fitted shower and glass shower screen, chrome heated towel ladder, "Travertine" tiled wall splashback, "Travertine" tiled floor incorporating electric under floor heating. Fitted vanity mirror, fitted window blind, mini halogen ceiling lighting.

**Bedroom 1:**

12'8 x 9'10

(3.86m x 3.00m)

Walk in wardrobe (12'9"x 3'1" max) with 2 x centre lights and fitted clothes rails, under-stairs cupboard housing "Worcester" gas fired combi boiler, centre light, radiator, TV point.

**Bedroom 2:**

9'7 x 8'5

(2.92m x 2.57m)

Dual aspect windows with fitted blinds, 2 x centre lights, radiator, TV point.

2nd Floor Loft Guest Suite:-**Study Area:**

11'6 x 7'7

(3.51m x 2.31m)

Exposed beam, Velux roof window, radiator, mini halogen ceiling lighting track.

Shower Room:

8'5 x 7'7 max

(2.57m x 2.31m max)

Shower cubicle, wc and wash basin with tiled splash backs, chrome heated towel ladder, Velux roof window, fitted vanity mirror, tiled flooring.

Loft Bedroom:

15'7 x 11'6

(4.75m x 3.51m)

Large Velux roof window plus feature arched gable window, exposed beams, mini halogen ceiling lighting track, radiator, 2 x TV points.

**Bedroom 2****Shower Room****Loft Bedroom**

Outside:

Front: Pavement and roadside parking.

Rear: Enclosed paved and concreted patio area (26' x 11' approx) (*subject to neighbour's pedestrian right of way*). Outside tap, sensor light.



Front Elevation



Rear Patio Area



View from Bedroom Windows



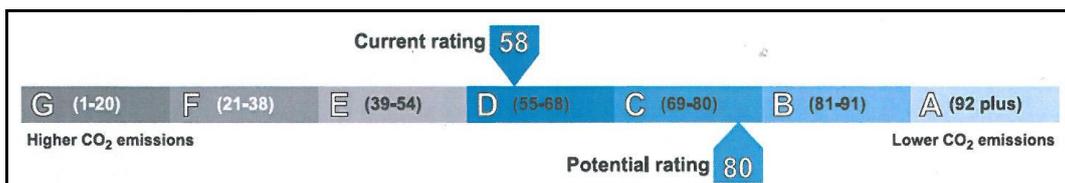
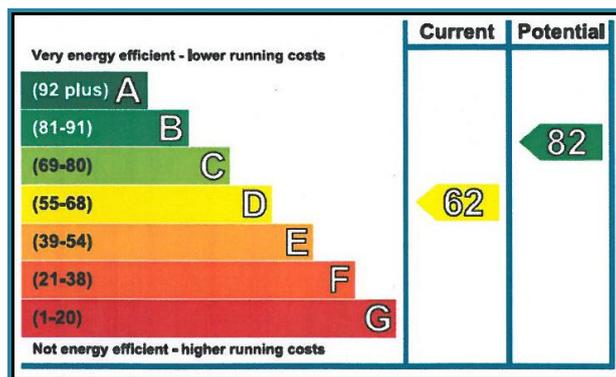
Services: Mains water, electricity, gas and drainage connected.

Council Tax Band: (C) 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.).

Energy Performance Certificates



MISREPRESENTATION ACT 1967:

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