



13 Rosemary Hill, Kendal, LA9 4NN

**Cobble Country**

## 13 Rosemary Hill, Kendal, Cumbria, LA9 4NN

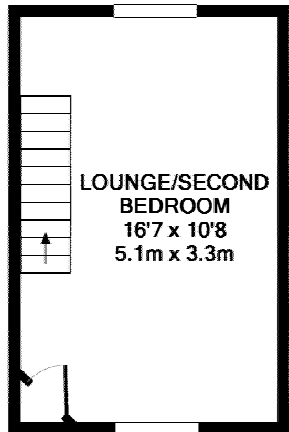
**A well presented terraced cottage, situated in a row of three. Rosemary Hill comprises of some of the oldest properties in Kendal and enjoys an elevated position affording stunning panoramic views. The property is bright and spacious and benefits from a fitted kitchen, large modern bathroom and neutral décor throughout.**

The accommodation comprises of an open plan lounge/dining area and kitchen with access to the rear garden. Stairs lead from the kitchen to the lower ground floor, a large versatile room with attractive exposed stone wall and dual aspect windows. This room could service as either an additional lounge area, or potentially as a second bedroom. Stairs lead from the lounge to the first floor, a large double bedroom and bathroom, comprising of a white three-piece suite, pedestal wash hand basin, WC and bath with shower over.

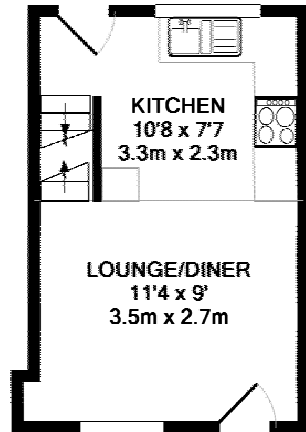
Conveniently situated within a five-minute walk of Kendal town centre and Booths Supermarket. This property benefits from the provision of a parking permit and visitors permit. The rear garden is shared between three cottages, with sitting areas, space for drying and access gate to Fountain Brow.

**Guide Price £545.00 pcm**

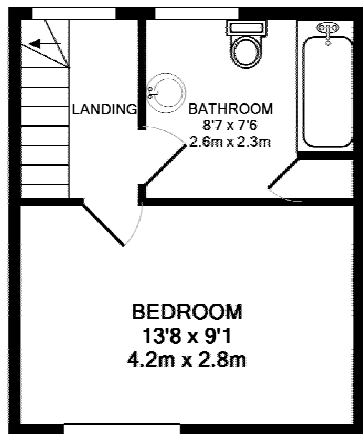




BASEMENT LEVEL  
APPROX. FLOOR  
AREA 16.4 SQ.M.  
(177 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 16.4 SQ.M.  
(176 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 21.0 SQ.M.  
(226 SQ.FT.)

TOTAL APPROX. FLOOR AREA 53.7 SQ.M. (579 SQ.FT.)

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

**Council Tax:** Band B

**Viewing:** By arrangement with Cobble Country Property only. Tel : 015396 21000  
Fax : 015396 21710. E-mail : cobblesedbergh@yahoo.co.uk

### Tenant Liabilities

The tenant is liable to pay the electricity, gas, water rates, telephone charges, appliance maintenance, contents insurance and the council tax.

### Application

If you would like to apply for the tenancy of this property you are required to pay an administration fee to cover our costs of obtaining references and preparing the tenancy agreement. You may need to pay for a bank fee in addition to this.

If your application is successful, then you are required to pay a deposit for the property which will be held by the Deposit Protection Service against the cost of repair or replacement of landlords fixtures and fittings, furniture, decoration or any outstanding rent payments.

### Tenancy

The initial lease will be for a fixed term of six months. At the Landlord's discretion you may then be offered another fixed term tenancy or a periodic tenancy.

### DISCLAIMER

The use of photographs for this publication are for your information only. All information included within the details have been given by the owner and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independently made. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being let or withdrawn. All negotiations must be conducted through the agency of Cobble Country Property.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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