



8, Woodside Avenue
Sedbergh, Cumbria, LA10 5EY

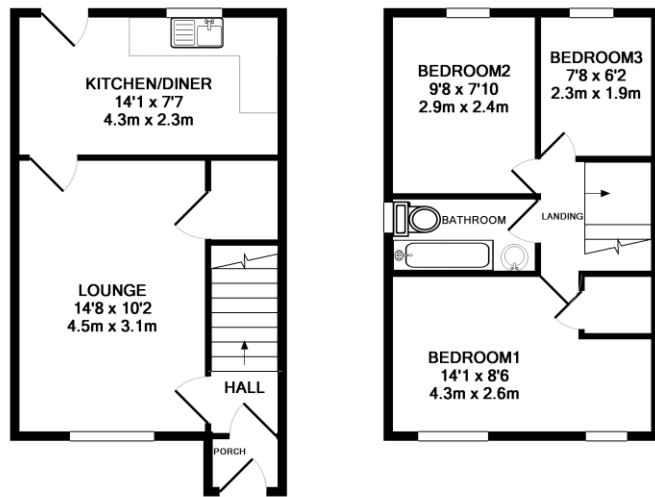
Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992

3 Bed Semi with Private Parking and Garden

Monthly Rental Of £595

A well presented three bedroom semi-detached property within walking distance of Sedbergh Town Centre in the Yorkshire Dales National Park. The property benefits from two double bedrooms and one single, a light and spacious kitchen with ample dining space with a door leading to the garden. Gas fired central heating, fully double glazed throughout and a well maintained rear garden with patio area. With the added advantage of private parking, this is a lovely family home in a great location. Unfurnished.



GROUND FLOOR
APPROX. FLOOR
AREA 30.1 SQ.M.
(324 SQ.FT.)

TOTAL APPROX. FLOOR AREA 59.2 SQ.M. (638 SQ.FT.)

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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1ST FLOOR
APPROX. FLOOR
AREA 29.1 SQ.M.
(313 SQ.FT.)

SERVICES

Mains gas, electricity, water and drainage

COUNCIL TAX BAND C

DIRECTIONS

On the approach to Sedbergh from Kendal, approximately 300m after the RS Morphet garage, take a left turn into Woodside Avenue.

Continue along this lane which bears to the right and the property can be seen half way up on the right hand side.

TENANT LIABILITIES

The tenant is liable to pay all services: electricity, gas, water, telephone charges, contents insurance, appliance maintenance 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 landlord's 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.

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

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VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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