

# Cobble Country Property



West Garth, Laning, Dent, LA10 5QJ

## **West Garth, Laning, Dent, LA10 5QJ**

**A three bedroom, semi detached house on the edge of the charming village of Dent. The accommodation briefly comprises of 2 reception rooms, kitchen with pantry and bathroom with separate WC. There are two good sized double bedrooms and one slightly smaller double bedroom. The property benefits from a private rear garden and ample off road parking. There is also a detached garage and external utility room. Available immediately, furnished or unfurnished**

**Monthly rental of £625pcm**

**Directions:** From Sedbergh and follow the signs for Dent. As you approach the village, the first property that you will see is West Garth on your right. The property is accessible through a small gate from the main road.

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

**Council Tax:** TBC

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

### **Tenant Liabilities**

The tenant is liable to pay all services: electricity, water, gas, telephone charges, 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 of £75.00 (plus VAT) 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.

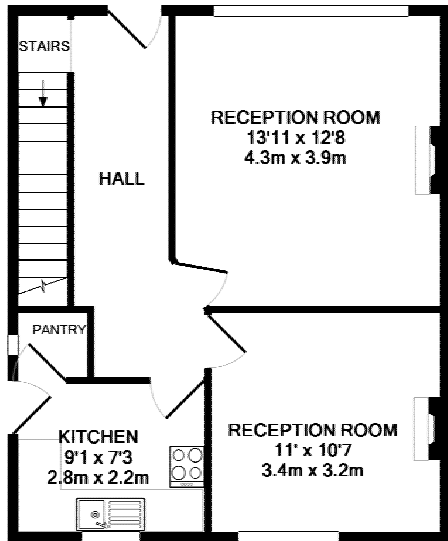
If your application is successful, then you are required to pay a deposit for the property which will be held by the Deposit Protection Service against the cost of repair or replacement of landlords fixtures and fittings, furniture, decoration or any outstanding rent payments.

### **Tenancy**

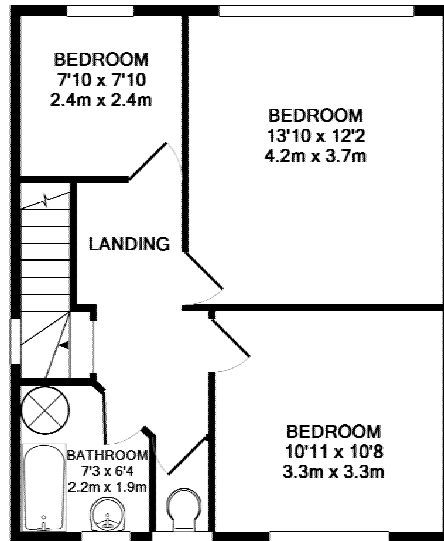
The initial lease will be for a fixed term of six months. At the Landlord's discretion you may then be offered another fixed term tenancy or a periodic tenancy.

### **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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 493 SQ.FT.  
(45.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 493 SQ.FT.  
(45.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 986 SQ.FT. (91.6 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		58
(39-54) <b>E</b>	33	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		46
(21-38) <b>F</b>	25	
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	