

1 Maple Close, Sedbergh, Cumbria, LA10 5JE

Cobble Country
Dales & Lakes

Town & Country Property Agents Est. 1992

RENT: £695 pcm



This detached three bedroom house offers comfortable living space as well as gas central heating and full double glazing.

Fully fitted kitchen with integral fridge/freezer and built in oven, hob and extractor fan.

Easily maintained flower border to the front with enclosed rear garden.

Off road parking.

Unfurnished but benefitting from curtains and fitted carpets throughout.

Sorry no smokers and pets by the landlords discretion.

DIRECTIONS

As you drive into Sedbergh turn left at the Spar / Doctors into Woodside Ave. The first right turning is maple Close and this house is the first property on the left.

VIEWINGS: Viewings are strictly by arrangement with the sole agent: Tel: 015396 21000

Cobble Country, 59 Main Street, Sedbergh, Cumbria. LA10 5AB Email: lettings@cobblecountry.co.uk Web: www.cobblecountry.co.uk

TENANT LIABILITIES

The rent is to be paid monthly in advance by standing order. The tenant is liable to pay all the utility bills and local taxes i.e. electricity, gas, oil, water, telephone charges, council tax. The tenant is also responsible for the insurance of their own contents.

APPLICATION

If you would like to apply for the tenancy of this property you are required to pay an administration fee of £120 (£100 plus VAT) to cover our costs of obtaining references and preparing the tenancy agreement. This is not refundable even if your application is declined or if you withdraw your application.

DEPOSIT

You are required to pay a deposit for the property of one months rent which will be held by the Deposit Protection Service. This may be used at the end of your tenancy against the cost of repair or replacement of landlord's fixtures and fittings, furniture, decoration or any outstanding rent payments.

TENANCY

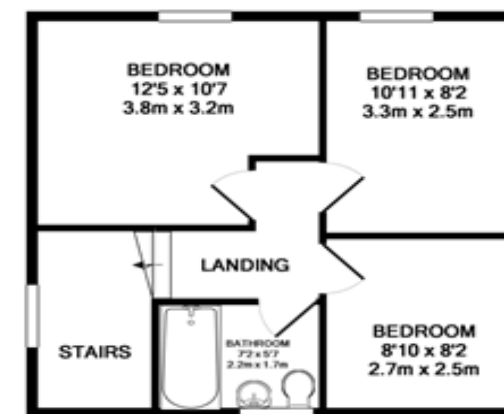
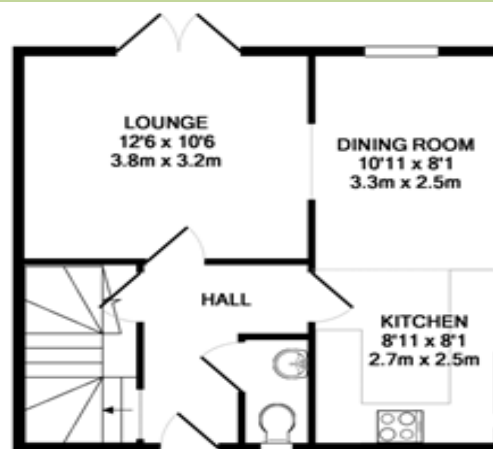
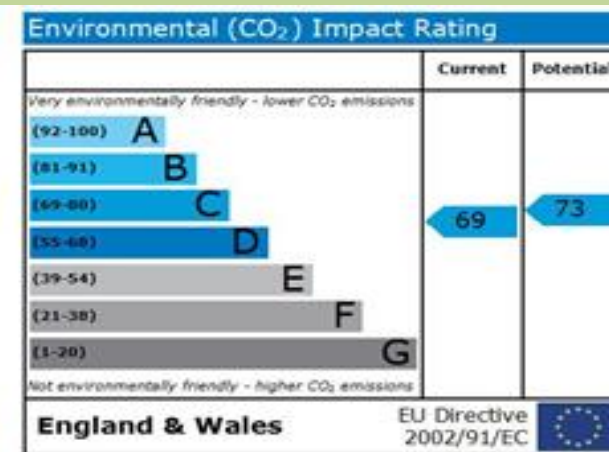
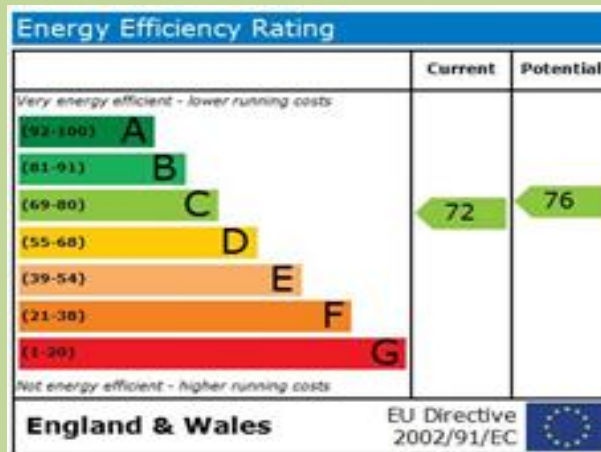
The initial lease will be for a fixed term of six months. At the Landlord's discretion you may then be offered another fixed term tenancy or a periodic tenancy.

SERVICES

Mains gas, electricity, water and drainage.

COUNCIL TAX BAND

We are advised that the property is currently in Band D



TOTAL APPROX. FLOOR AREA 815 SQ.FT. (75.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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.