



High Oaks, Marthwaite, Sedbergh, LA10 5ER

Cobble Country

High Oaks, Marthwaite, Sedbergh, Cumbria, LA10 5ER

An attractive property located in a small pleasant hamlet just on the outskirts of Sedbergh. This is a spacious family property with large detached garden, private parking and many traditional features internally.

Monthly rental £795

The property comprises kitchen which is fully equipped with integral fridge, ceramic hob, eye level cooker and sink with drainer. The dining area has a feature renovated cast iron range with stone surround. Utility room, with plumbing for a washing machine, sink with drainer. Lounge with dual aspect, under floor heating and large feature stone fagged fireplace. Downstairs W.C

To the first floor are the three double bedrooms, two of which benefiting from fitted double wardrobes and the master bedroom with an ensuite bathroom with 4 piece suite, including W.C, hand basin, bath and shower cubicle. The family bathroom is also located on this level with useful airing cupboard. Hatch with pull down

The property has a double drive for private parking and detached garden. The large garden can be found on the left hand side to the entrance of the hamlet. The garden is a good size, although currently untended. This offers great potential for additional parking, garden or orchard.

Tenant Liabilities

The tenant is liable to pay all services: electricity, 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. 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.

SERVICES

Mains electric and water. Shared septic tank, Electric central heating.

TENURE

We are advised by the vendor that the property is Freehold.

COUNCIL TAX BAND

We are advised that the property is currently in Band F.

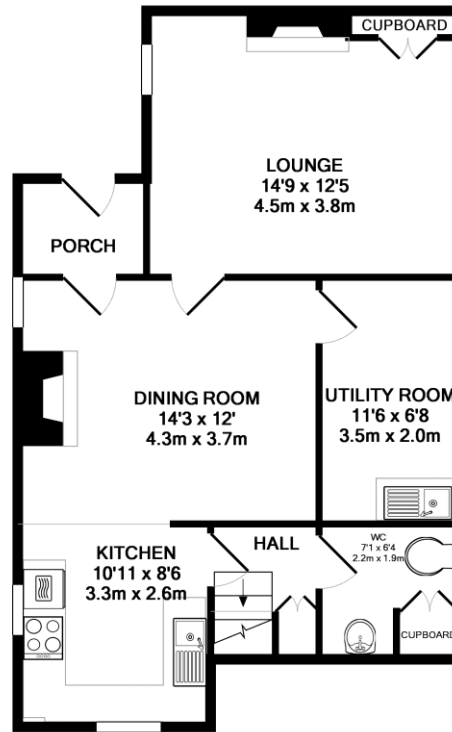
DIRECTIONS

Head out of Sedbergh, past Close's Garage and immediately turn left towards Kirkby Lonsdale. Continue for approximately one mile until you reach a T-junction that continues round to the left. Turn right at this junction then (with caution) take the second turning on the right, which leads down a very narrow country lane.

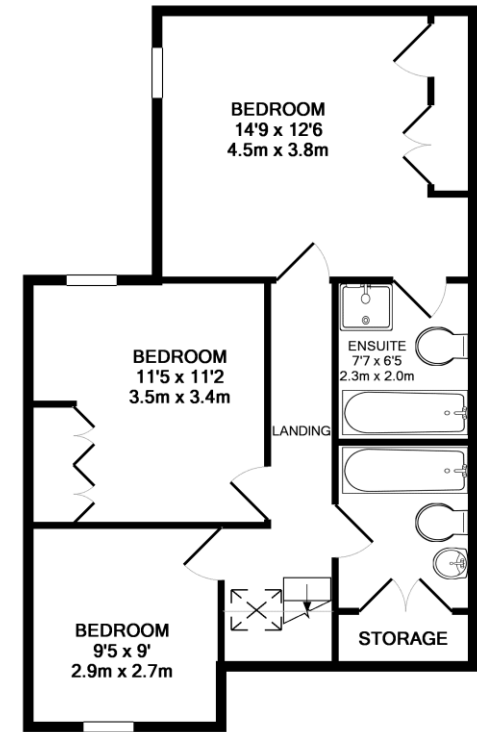
VIEWINGS

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property
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GROUND FLOOR
 APPROX. FLOOR
 AREA 607 SQ.FT.
 (56.4 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 583 SQ.FT.
 (54.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1190 SQ.FT. (110.6 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	24	24
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	12	12
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

