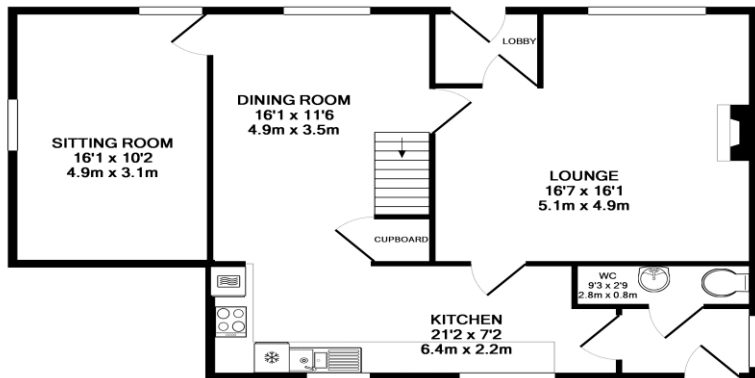




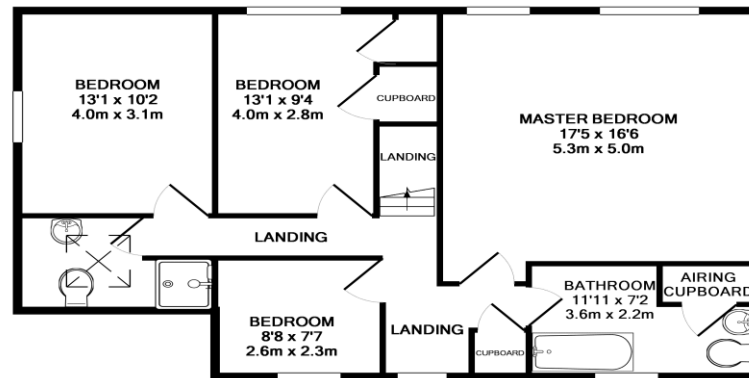
Bridge End, Dent, Sedbergh, LA10 5QX
Monthly rent: £695

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



GROUND FLOOR
APPROX. FLOOR
AREA 819 SQ.FT.
(76.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 849 SQ.FT.
(78.9 SQ.M.)
TOTAL APPROX. FLOOR AREA 1668 SQ.FT. (154.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2012

Description

A period Dales farmhouse that greatly benefitted from a comprehensive re-furbishment and alteration programme a few years ago. The property now boasts upvc double glazing, bathroom, shower room, ground floor wc, fitted kitchen, utility room, lounge, dining room, second sitting room or office and 4 bedrooms. All in all a great family home. Located in a lovely rural site about a mile outside dent the property has parking and its own private garden. Available immediately, unfurnished but includes carpets and curtains.

Tenant Liabilities

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

Application

A non-refundable fee of £120.00 (Inc. VAT) is payable with your application to cover costs of referencing. If your application is successful, then you are required to pay a deposit for the property equal to one months rent 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 a six month term. No pets and no smoking.

Services / Council Tax Band

Electric heating, water and drainage. We are advised that the property is currently in Band D.

Directions

From Sedbergh as you reach Dent take the right hand fork at the George and Dragon. Follow the road out of the Village for just over a mile and as you cross a stone bridge over Deepdale Beck the house is on the right hand side.

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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