

22, Loftus Hill Sedbergh LA10 5RX



RENT: £600 pcm

Detached two bedroom cottage within easy walking distance of Sedbergh town centre and all amenities.

The property briefly comprises of kitchen with dining area, lounge with open fire and bathroom with bath and shower. The ground floor benefits from under-floor heating as well as gas central heating. To the first floor are the two spacious double bedrooms with views over the fields.

The property has a paved, enclosed patio with a shed to the rear.

There is unrestricted parking on Loftus Hill in front of the property.

This Property is available unfurnished.

No Smoking.

Pets on request.

DIRECTIONS:

From the office of Cobble Country Property take the Dent Road out of town past the Loftus Hill Car Park About halfway up the hill on the left the property is down a small pathway set back from the road.

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.

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

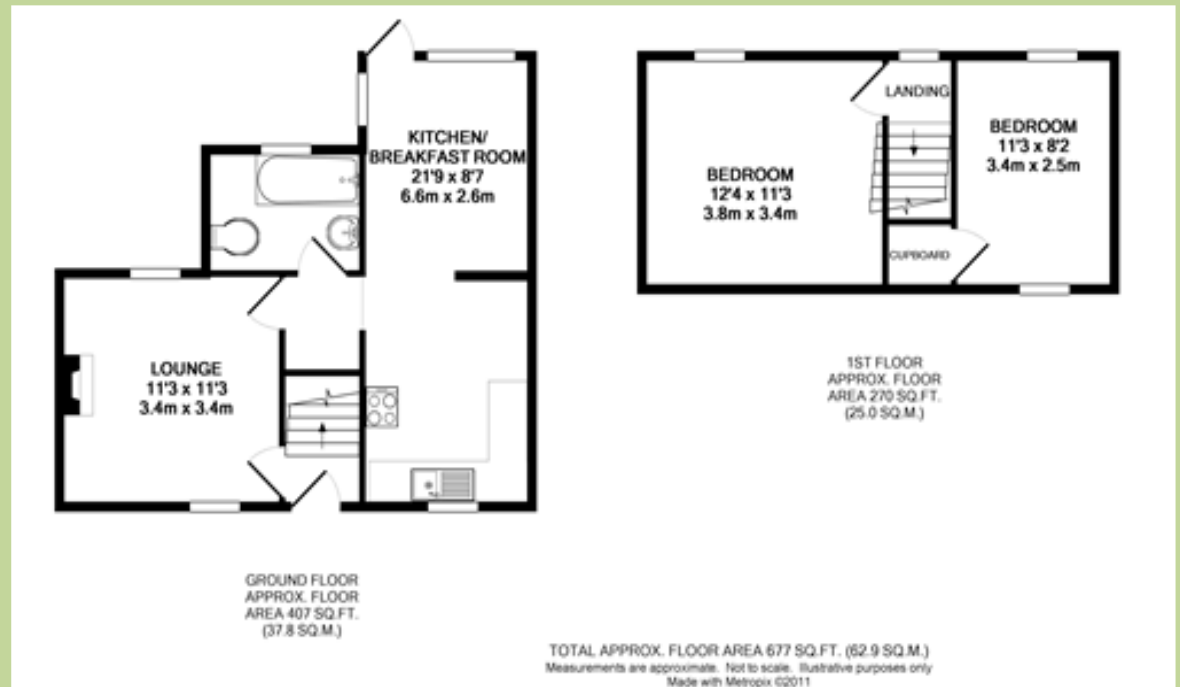
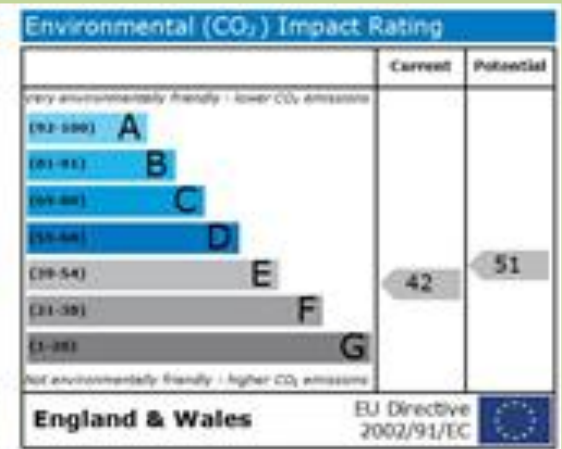
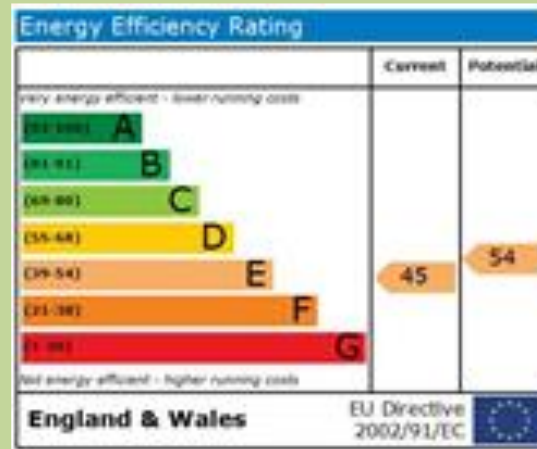
The initial lease will be for a fixed term of six months. At the Landlord's discretion you may then be offered another fixed term tenancy or a periodic tenancy.

SERVICES

Mains water, drainage, gas and electricity.

COUNCIL TAX BAND

We are advised that the property is currently in B.



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.