

# Cobble Country Property



9 Millthrop, Sedbergh, LA10 5SP

## **9 Millthrop, Sedbergh, Cumbria, LA10 5SP**

**A stone built Cottage property situated in the charming Hamlet of Milthrop just to the South of Sedbergh. The Cottage is available to rent immediately on a furnished let. Briefly the accommodation comprises a living room and kitchen on the ground floor. 2 bedrooms and a shower room on the first floor and a useful attic room approached via a retractable ladder. Outside to the rear is a pleasant patio area which enjoys the views to the rear towards Sedbergh and the Hills. The Cottage also benefits from a private parking space.**

**Furnished, available immediately- £450 pcm**

**Directions:** From Sedbergh follow the signs for Dent. Continue for about ½ mile. Just after the small bridge over the River Rawthey, take the first left to Millthrop. At the T junction, turn right and 9 Millthrop is on your right.

**Services:** Electricity, gas, water and drainage.

**Council Tax:** Band B

**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, gas, water rates, 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.

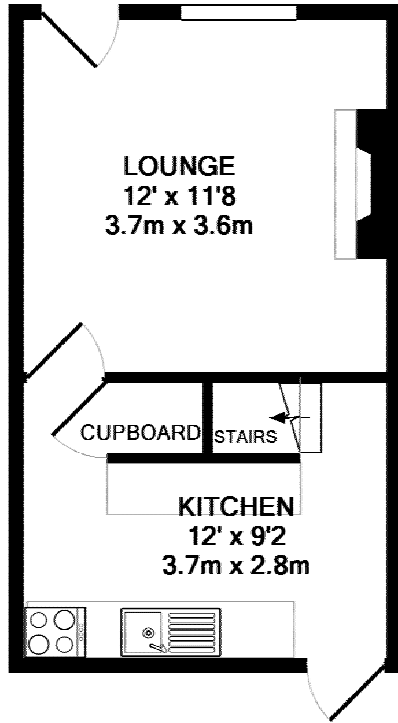
If your application is successful, then you are required to pay a deposit for the property which will be held by the Deposit Protection Service against the cost of repair or replacement of landlords fixtures and fittings, furniture, decoration or any outstanding rent payments.

### **Tenancy**

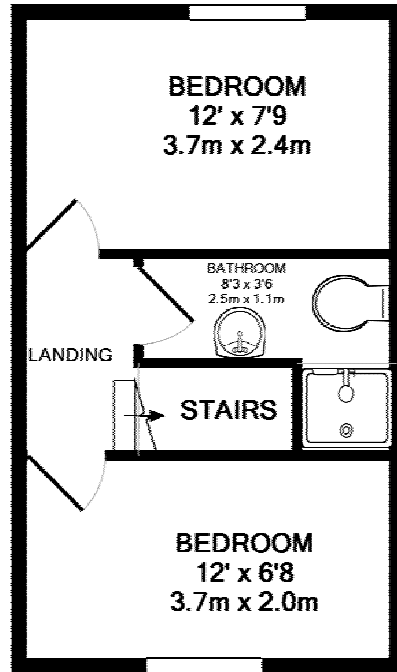
The initial lease can be extended after the initial six month term by the creation of a Periodic Tenancy, at the discretion of the Landlord. During the Periodic Tenancy you may serve one month's notice in writing to terminate the lease. During this period the Landlord may serve one month's notice also to gain possession of the property. Once the notice has expired you must vacate. All notices must be served in writing.

### **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 251 SQ.FT.  
 (23.3 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 251 SQ.FT.  
 (23.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 502 SQ.FT. (46.6 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2010



Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>				(92-100) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>		46	47	(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>	36	36	
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	