

# Meadow View Barn, Off Main Street, Dent, Sedbergh LA10 5QL

**Cobble Country**  
*Dales & Lakes*

*Town & Country Property Agents Est. 1992*

**RENT: £495 pcm**



.A delightful newly built detached bungalow in the heart of Dent.

Located just off the Main Street but away from the traffic and benefitting from an amazing view.

The property is for locals only with the National Park live / work occupancy restriction in place.

The property was converted and renovated only a few years ago to a high standard throughout. The bungalow has under floor heating throughout.

A fully fitted kitchen, lovely shower/wet room, 2 bedrooms and a lounge.

Outside we have a good sized flagged terrace.

**The property is available mid March and is unfurnished.**

**DIRECTIONS** On entering Dent from Sedbergh continue straight into the village. Just after the car park and toilets the street becomes Cobbled and as it turns right look for a lane on the left hand side. The Property is down the lane 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](mailto:lettings@cobblecountry.co.uk) Web: [www.cobblecountry.co.uk](http://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. In addition to comply with the Immigration Act 2016 £19.20 per person is payable direct to the referencing company for these additional checks. 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

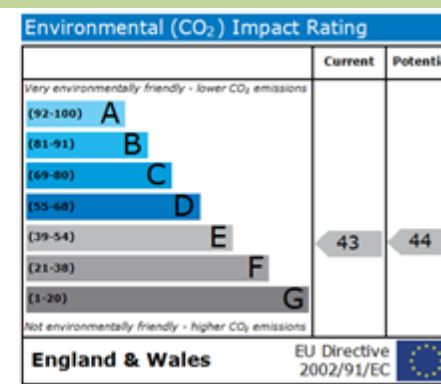
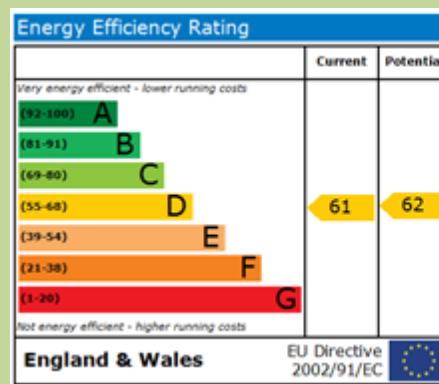
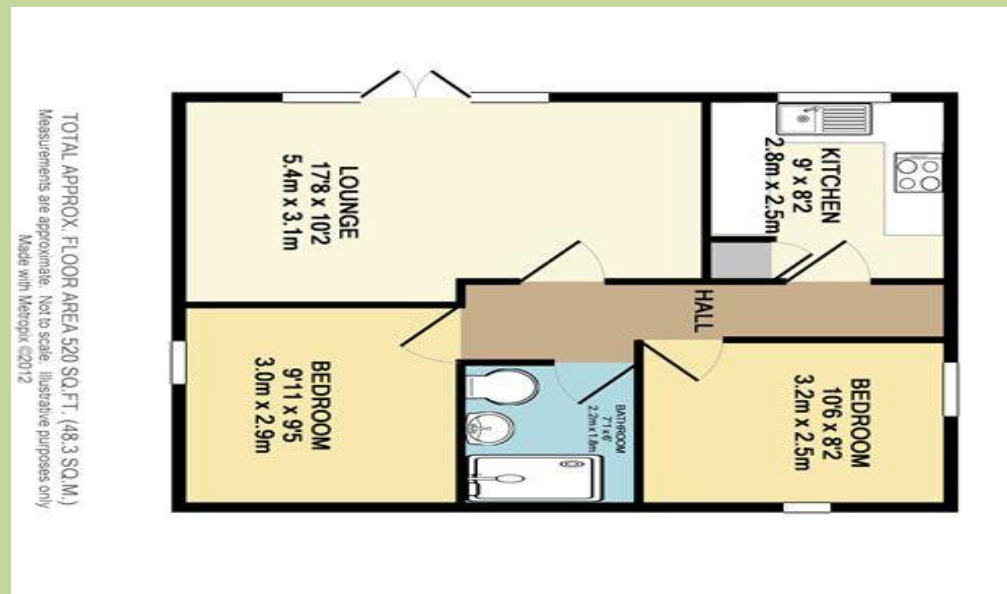
The initial lease will be for a fixed term of six months. At the Landlord's discretion you may then be offered another fixed term tenancy or a periodic tenancy.

## SERVICES

Mains gas, electricity, water and drainage.

## COUNCIL TAX BAND

We are advised that the property is currently in BandA



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.