



1, Edenfold

Bolton, Appleby-In-Westmorland, Cumbria, CA16 6BQ

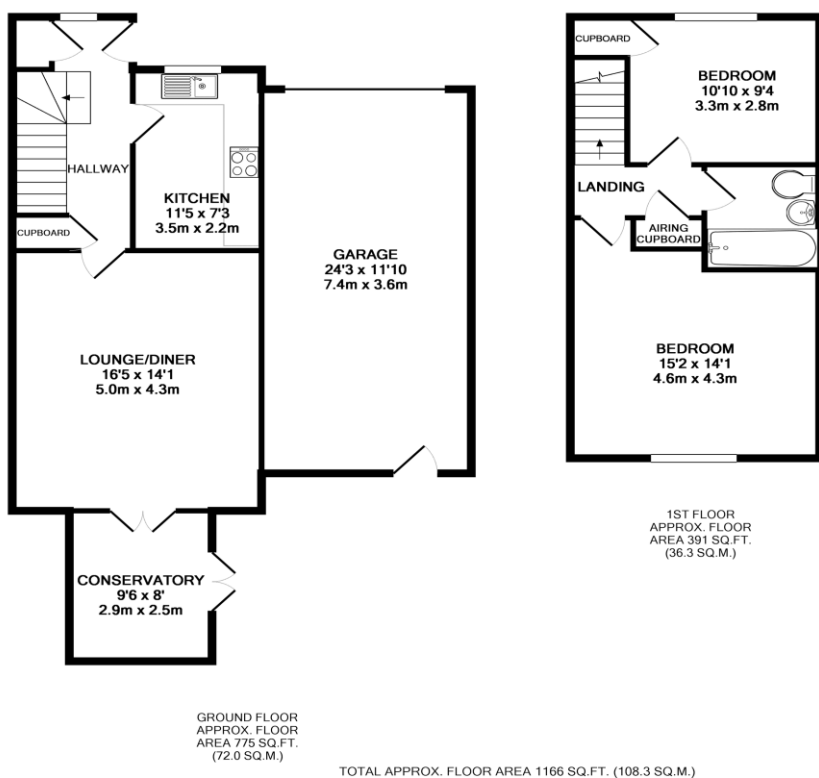
Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992

2 Bed Semi with Private Parking and Garden

Monthly Rental Of £595

A well presented two bedroom semi-detached property in the quiet village of Bolton, near Appleby in the Eden Valley. The property benefits from two double bedrooms, kitchen, spacious reception room and large conservatory leading to a well maintained garden. Oil fired central heating, fully double glazed throughout. With the added advantage of private parking and a garage, this is a lovely family home in a great location. Furnished or Unfurnished.



Directions: Coming from Brough on the A66, head in the direction of Penrith. Go through Appleby and continue for approx 3 miles. Bolton is signposted on the left. Follow the road over the bridge and continue up the hill. The property is situated immediately on your left, opposite the church.

Services: Mains Water, Electricity, Oil and Drainage

Council Tax: Band C

Tenant Liabilities

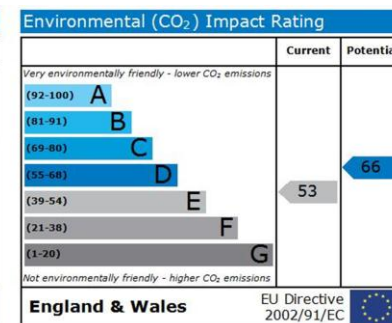
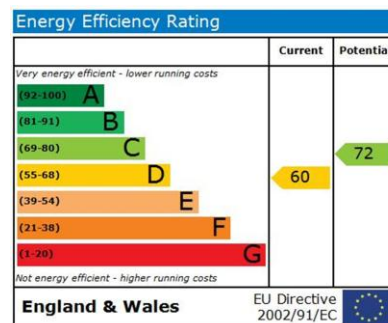
The tenant is liable to pay all services: electricity, oil, water, telephone charges, contents insurance, appliance maintenance and the council tax

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. 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 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.



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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