



The Old Shop, Kaber, Kirkby Stephen, CA17 4EF

Cobble Country

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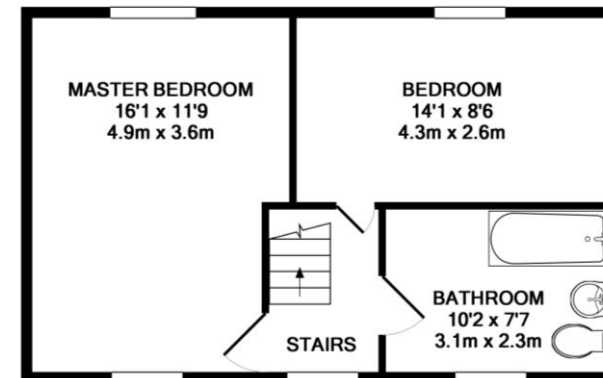
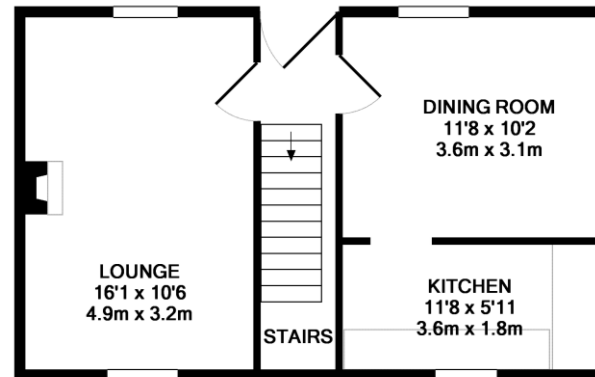
£395 pcm

The accommodation comprises of: entrance hall leading to modern bathroom, white three piece suite with shower over bath, useful storage in bathroom with plumbing for a washing machine. Spacious bright lounge with large bay windows and original sashes with deep sills and window seats. Modern fitted kitchen with white wall and base units with chrome accessories, fitted cooker and hob, sink with drainer. Double bedroom with built in storage and high ceilings. Gas central heating.

Private allocated parking with additional visitor spaces.

Directions

Leave Kirkby Stephen on the A685 towards Brough. Continue approx.2 miles and take the right turning signposted to Kaber. On entering the village the cottage is on the right hand side as you reach the green.



TOTAL APPROX. FLOOR AREA 833 SQ.FT. (77.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
	45		20
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

Viewing

By arrangement with Cobble Country .Tel : 015396 21000 Or **E-mail** : lettings@cobblecountry.co.uk

SERVICES

Mains electricity and water, Private drainage.

LOCAL AUTHORITY AND COUNCIL TAX BAND

Eden District Council. We are advised that the property is currently in Band A

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 a non-refundable administration fee of £120 inc. vat to cover our costs of obtaining references.

Deposit

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 damage to landlords fixtures, furniture, decoration or any outstanding rent payments. The deposit is equal to one months rent and is payable prior to moving in.

Tenancy

The initial lease will be a 6 month assured shorthold tenancy. The rent, subject to references, is payable monthly in advance by standing order.

DISCLAIMER

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