



Seeds Gill Main Street
Sedbergh, Cumbria, LA10 5QL

COBBLE
Country



Seeds Gill Main Street Sedbergh, Cumbria, LA10 5QL

Seeds Gill is a beautiful stone built detached property situated in the heart of the dales Village of Dent.

On entrance, you are led into the hallway, feeding to kitchen, dining room and en-suite bedroom. Also, stairs to the first floor. The kitchen is well fitted, comprising of a range of wall and base units, integrated appliances, including a fridge, freezer, double electric oven, electric hob and stainless-steel sink, off the kitchen is a spacious dining area.

Adjacent to the dining area is the first of the three bedrooms, a good-sized double, benefiting an en-suite, with bath, shower over, W.C and pedestal wash hand basin.

To the first floor, led down the hallway is the lounge, offering dual aspect windows and high ceilings making the room feel light and airy. Also on this floor there are two well-proportioned bedrooms and a shower room, comprising of a W.C, pedestal wash hand basin and walk-in shower.

To finish, there are two good-sized utility cupboards on the landing, one of which houses the boiler and other plumbing for a washing machine, with ample storage space. The heating system is fired by LPG gas.

Externally, to the front, there is enclosed parking for at least two cars, with ample additional patio space for sitting out and planting.

Please note all furniture and furnishings we be removed prior to am agreement commencing.

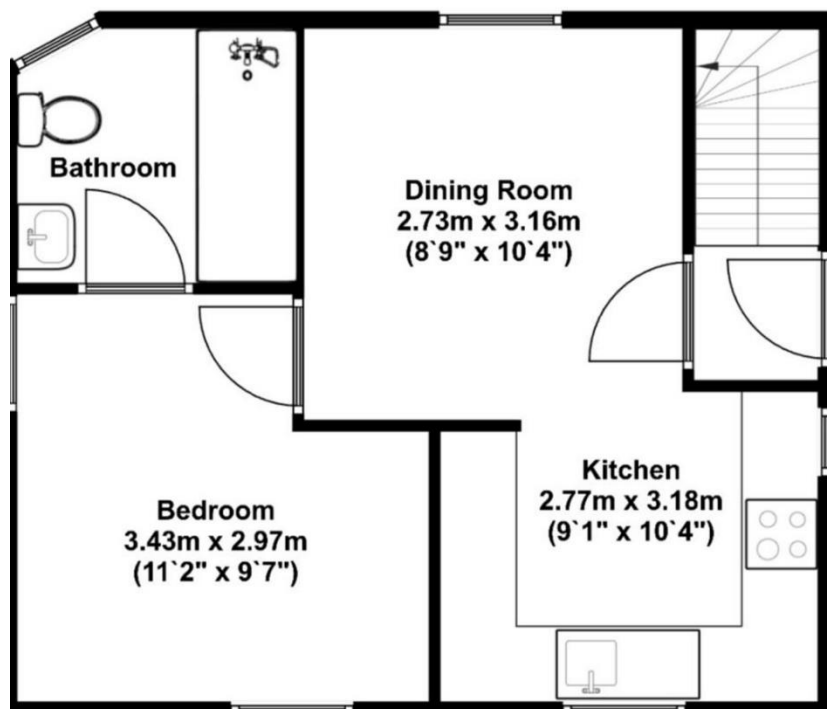
Viewings highly recommended to appreciate this space.

No smoking. Pets on request.

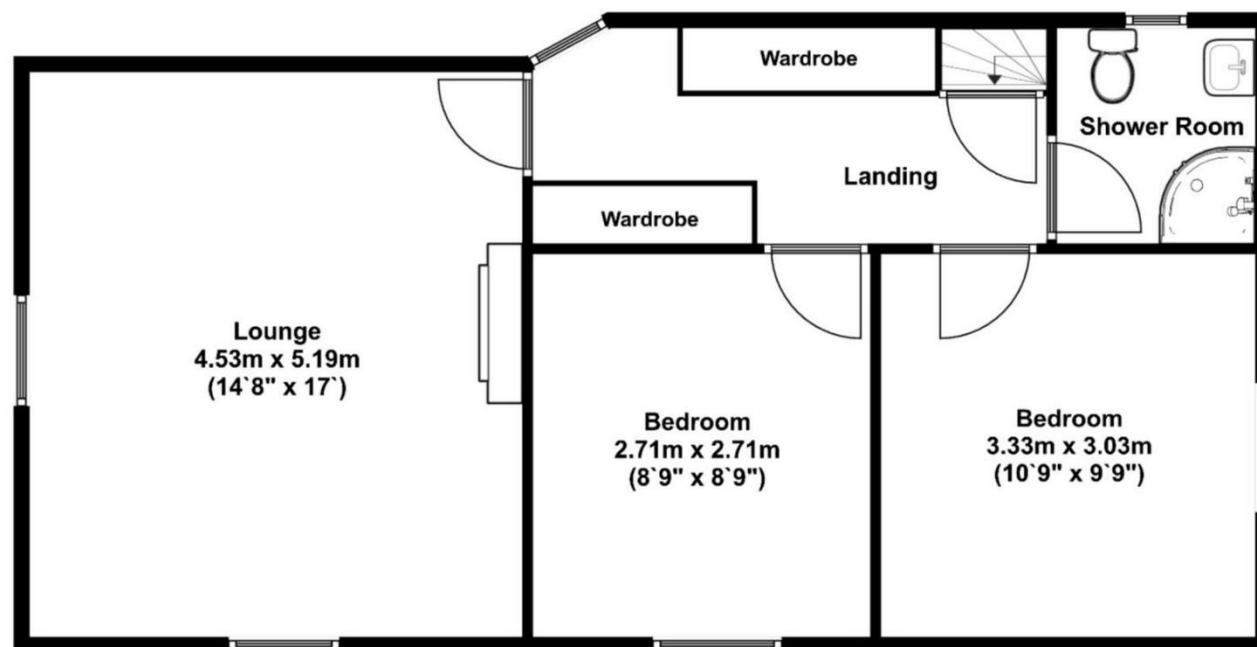
£795 Per Calendar Month



Ground Floor



First Floor



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.

C1041 Printed by Ravensworth 01670 713330

VIEWINGS: Viewings are strictly by arrangement with the sole agent:

Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB

Tel: 015396 21000

Email: Sedbergh@cobblecountry.co.uk

Web: www.cobblecountry.co.uk

SERVICES

LPG gas, electricity, Water and Drainage.

COUNCIL TAX BAND

We are advised that the property is currently in Band E

DIRECTIONS

Travelling from Sedbergh on the 68, follow into Dent and proceeded on to the cobbled Main Street, turn right at the George & Dragon pub and follow road for approx 50 meters. Seeds Gill is the last detached house before the bridge.

ENERGY PERFORMANCE CERTIFICATE

The EPC has been registered as an exception on the Government PRS exemptions register.

The exemption reference is BEIS00195015LHKHG

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.

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.

C1041 Printed by Ravensworth 01670 713330

VIEWINGS: Viewings are strictly by arrangement with the sole agent:

Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB Tel: **015396 21000** Email: **Sedbergh@cobblecountry.co.uk** Web: **www.cobblecountry.co.uk**