

Tollbar Cottage, Station Road, Sedbergh LA10 5HJ

Cobble Country
Dales & Lakes

Town & Country Property Agents Est. 1992

RENT: £675 pcm



Located on the edge of Sedbergh Town this house is ideally situated to travel for Kendal or Kirkby Lonsdale.

This Cottage has just undergone a full refurbishment with new central heating from a multi fuel stove, new fitted kitchen, new upvc double glazed windows, new utility and ground floor wc.

The accommodation in full is lounge, kitchen and sun room or dining room, 2 bedrooms and bathroom / wc, ground floor WC and utility. private parking and rear garden.

DIRECTIONS

As you drive into Sedbergh from the motorway, Kendal or Kirkby Lonsdale this is the first property on the right.

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 Web: 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

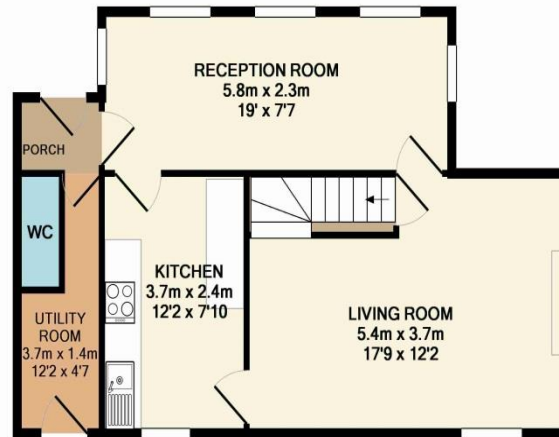
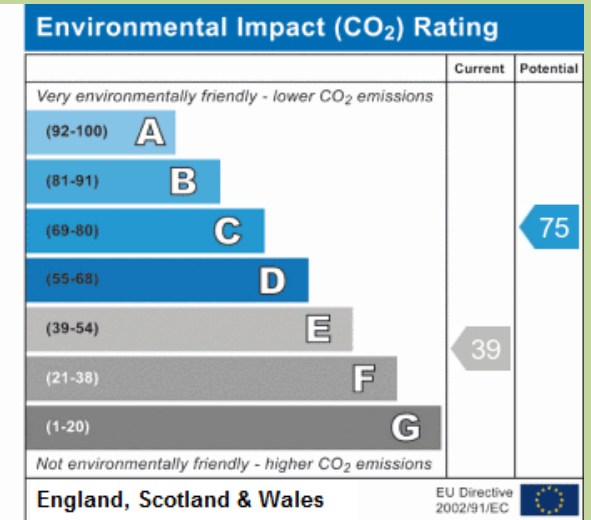
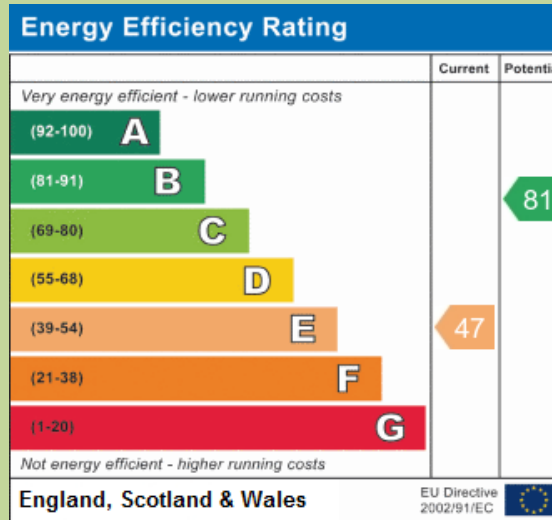
The initial lease will be for a fixed term of six months. At the Landlord's discretion you may then be offered another fixed term tenancy or a periodic tenancy.

SERVICES

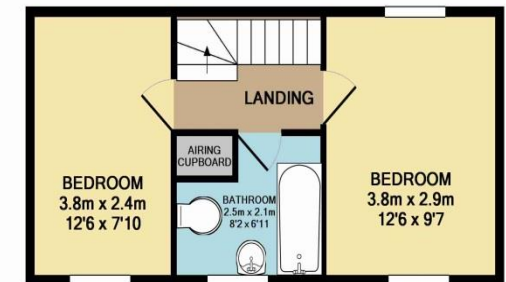
Mains gelectricity, water and private drainage.

COUNCIL TAX BAND

We are advised that the property is currently in Band C



GROUND FLOOR
APPROX. FLOOR
AREA 48.9 SQ.M.
(526 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 29.7 SQ.M.
(320 SQ.FT.)

TOTAL APPROX. FLOOR AREA 78.6 SQ.M. (846 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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.