

TO LET

Initially on a 6 months **Unfurnished** Assured Shorthold Tenancy (*longer term may be available following initial rental period*).
Available Immediately



6 MILLHOLME DRIVE

Wenning Avenue, High Bentham, Nr Lancaster, LA2 7NE

Rental Price: £750 per calendar month payable monthly in advance, subject to conditions

Returnable Damage Bond: £800 payable in advance

Viewing: By prior appointment through Richard Turner & Son Bentham Office.

Immaculate 3 bed mid terraced house within convenient walking distance of local shops and amenities on the outer fringe of the popular market town of High Bentham. Lancaster and the M6 – 15 miles approx.

Private frontage parking; enclosed patio garden to the rear.

Full gas central heating and sealed unit double glazing installed.

Council Tax Band B

Energy Performance Certificate Band C

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk

Rental Conditions: The tenant will be responsible for payment of own council tax and all usual outgoings i.e. water, electricity, gas, telephone etc.

Please Note: Following successful referencing and acceptance of a tenant's application by the landlord and in order for letting agents to comply with Government Legislation and HM Revenue and Customs (HMRC) Anti-Money Laundering regulations, we are now obliged to ask all prospective tenants to complete an Identification Verification Questionnaire. We will require the prospective tenant to provide us with satisfactory "Identification Verification Documents" i.e. Passport, Driving Licence, Identity Cards and Residence Permits to conduct the search via Experian to verify the information provided. Please note the Experian search will NOT involve a credit search.

A TENANCY DEPOSIT (returnable damages bond) will be required before entry which will be deposited with the **GOVERNMENT CUSTODIAL SCHEME** of the **DEPOSIT PROTECTION SERVICE**; at the end of the tenancy the condition and contents of the property will be checked with the intention of reaching an agreement between landlord and tenant how much of the deposit will be returned. The agreed amount should be received by the tenant within 10 days, however, if no agreement can be reached about how much of the deposit should be returned there will be a **free service, offered by the custodial scheme** protecting the deposit, to help resolve disputes. Any disputed part of the deposit will be held by the scheme until the dispute is resolved. The deposit protection service can be contacted at www.depositprotection.com or on Tel: 0870 707 1707.

How to rent - The checklist for renting in England: To obtain an up to date edition of this government checklist please click the following link:- www.gov.uk/government/publications/how-to-rent

Accommodation Comprising:

Ground Floor:

Lounge:

14'26 x 13'57 (4.93m x 5.41m) Feature fireplace with inset electric fire. Two wall light points and a central ceiling light. Telephone and television point. Radiator, wall mounted central heating control and a smoke alarm. Double glazed window to the front. Newly fitted carpets.

Dining Kitchen:

14'22 x 10'74 (4.83m x 4.93m) Range of fitted cupboards and units incorporating stainless steel single drainer sink unit, 'Bosch' built in electric oven, 4 burner gas hob with overhead extractor hood, plumbed washer recess, recess for upright freezer and fridge and work surfaces with tiled splash backs. Wall mounted 'Worcester' combi gas boiler and a radiator. Double glazed patio doors leading out to the rear garden. Newly fitted linoleum flooring, halogen downlighting to the kitchen area and a ceiling pendant light over the dining area.

First Floor:

Landing:

Smoke alarm and loft access.

Bedroom 1:

11'48 x 8'35 (4.57m x 3.33m) Double glazed window to the front, radiator, television ariel point, central ceiling light, built in wardrobe.

Bedroom 2:

11'43 x 8'53 (4.45m x 3.78m) Double glazed window to the front, radiator, central ceiling light, built in wardrobe.

Bedroom 3:

9'63 x 5'49 (4.34m x 2.77m) Double glazed window to the front, radiator, central ceiling light, built in cupboard over the stairs.

Bathroom:

Three piece suite comprising:- Low flush WC, vanity sink unit and paneled bath with shower over and a new glass panel screen. Part tiled walls, heated chrome towel rail, double glazed frosted window to the rear. Central ceiling light, extractor fan and newly fitted linoleum flooring.

Outside:

Front:

The front garden has the electric and gas meter boxes either side of the front door, inside the porch area. Outside security light and path leading to the gate and small stone wall at the front. Again the garden is hard landscaped and low maintenance. Beyond the front gate is a block paved driveway providing off road parking for two vehicles.

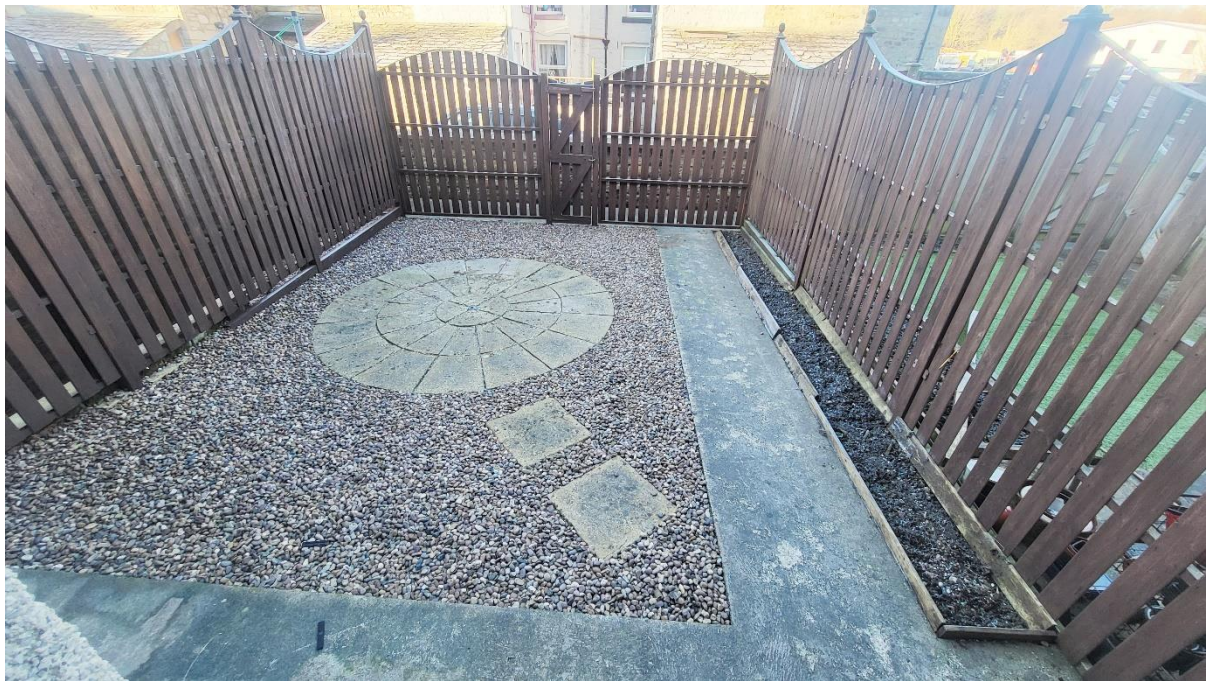
Rear:

The rear garden has fencing to three sides and a gate that leads to a path. The path goes around the back of the houses, providing access. The rest of the garden is low maintenance/hard landscaped.




Services: Mains water, electricity, gas and drainage connected. (N/B Pay as you go electric and gas meters installed)

Tenant Finding Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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