

TO LET

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



1C KING STREET

High Bentham, Nr Lancaster, LA2 7HG

Rental Price: £625 per calendar month payable monthly in advance, subject to conditions

Returnable Damage Bond: £700 payable in advance

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

2 bedroomed stone built terraced cottage conveniently located in the town centre.
Kitchen with integrated appliances, double glazing and electric heating installed.
Small outbuilding to the rear for storage.

NO PARKING

Council Tax Band **B**

Energy Performance Certificate Band **E**

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

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

Rental Conditions:

The tenant will be responsible for payment of own council tax and all usual outgoings i.e. water, electricity, 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: (Double glazed windows and electric heating installed).

Ground Floor:

Entrance Hallway:

5'4 x 5'1 (1.63m x 1.55m) Cloaks recess, centre light, security alarm panel, open staircase.

Lounge:

17'4 x 10'4 (5.28m x 3.15m) Feature fireplace with inset 'coal effect' electric fire, front window with fitted blinds, frosted windows to the rear. Built in cupboard housing the electric meter and fuse box. Part panelled walls, two ceiling lights, security alarm sensor, smoke detector. Telephone point.

Kitchen:

12'8 x 7'3 (3.86m x 2.18m) Range of fitted wall and base units incorporating stainless steel single drainer sink unit, built in electric oven, electric hob, integrated fridge and washer / dryer and work surfaces with tiled splashbacks.

Wall mounted electric heater, strip light, security alarm sensor, smoke detector.

Understairs storage cupboard, stable style back door leading to backyard. Frosted window, auto vent.

First Floor:

Landing:

Centre light. Airing / cylinder cupboard with immersion heater. Smoke alarm. Centre light.

Bedroom 1:

12'8 x 10'4 (3.86m x 3.15m) Fitted curtains. Centre light security alarm sensor, electric storage heater, loft access, large 'walk-in' wardrobe with hanging rail, deep shelving and centre light.

Bedroom 2:

9'90 x 6'3(2.97m x 2.51m) Fitted curtain pole and curtains, centre light, loft access, security alarm sensor, electric storage heater.

Bathroom:

8'12 x 7'32 (2.74m x 1.91m) Three piece white suite comprising:- Low flush WC, pedestal wash hand basin vanity unit and panelled bath with shower attachment over. Partly frosted window, electric storage heater, extractor fan, centre light, towel rail, mirror with electric shaver light. Tiled splashbacks.

Outside:

Rear Yard:

Space for recycle bins, outside storage building 6'6 x 4'10 (1.98m x 1.47m), Right of Way around the terrace.

Utilities:

Mains water, electricity and drainage connected. No gas.

Network / Broadband:

Please check the Ofcom website <https://checker.ofcom.org.uk/> for available internet providers (router inside the property) and outdoor mobile networks available from UK's main providers (this excludes 5G).

Please Note: These results are predictions and not guaranteed and may also differ, subject to circumstances, e.g. precise location & network outage.

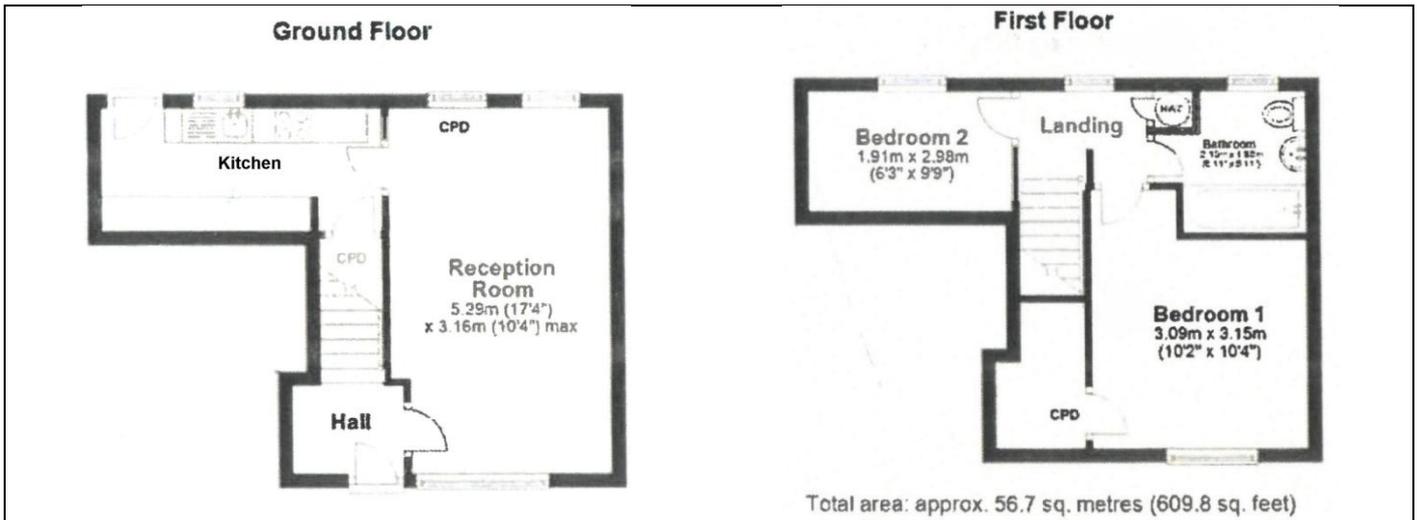




ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Floor Plans



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