

**TO LET****PLET300**

On a 6 months Assured Shorthold Tenancy - **Unfurnished**  
**Longer term may be available after initial tenancy term.**  
**Available April 2020**

**8 Millholme Drive****Wenning Avenue, High Bentham, Lancaster, LA2 7NE**

**Rental Price: £500 per calendar month payable monthly in advance, subject to conditions + usual outgoings**

**Returnable Damage Bond: £575 Payable in Advance**

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

A well presented 3 bedroomed mid terrace house (*immaculate inside and out*) affording full sealed unit double glazing, gas central heating, enclosed rear patio garden and designated parking for two cars.

Being conveniently situated just a few minutes walking distance from local shops and amenities in the popular rural market town of High Bentham which also has the benefit of a railway station with connections to Leeds, Carnforth and Lancaster.

***Non Smokers Only.***

***Pets- Pets are not generally permitted however in certain circumstances pets may be permitted subject to the prior permission of the landlord***

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

In order to comply with Government Legislation and following successful referencing and acceptance of a tenant's application by the landlord, we will require the prospective tenant to provide us with satisfactory "Identification Verification Documents" i.e. Passport, Driving Licence, Identity Cards and Residence Permits.

**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](http://www.gov.uk/government/publications/how-to-rent)

*Please Note: In order for letting agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all prospective tenants to complete an Identification Verification Questionnaire which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.*

**Accommodation Comprising:** (Gas fired central heating and double glazing installed).

**Ground Floor:**

**Lounge:**

14'6 x 13'7

(4.42m x 4.14m)

Living flame gas fire with wood surround and marble hearth, laminate wood floor, feature open staircase, centre light, wall lights, radiator, TV point, telephone point. Cloaks hooks, fitted curtain poles, fitted pine shelf under stairs.



**Dining Kitchen:**

14'6 x 10'9

(4.42m x 3.27m)

Fitted cupboards and units incorporating inset stainless steel 1½ bowl single drainer sink unit, built in electric oven, gas hob with extractor fan, plumbed for auto washer and work surfaces with tiled splashbacks. Wall mounted gas combi boiler, laminate wood floor, 2 x centre light fittings, radiator. ***(Smoke and carbon monoxide alarms to be fitted)***. Double glazed patio doors to rear garden, fitted curtain pole and curtains.



**First Floor:**

*(Quality fitted carpets to stairs, landing and all 3 bedrooms)*

**Landing:**

Centre light, loft access, fitted smoke alarm.

**Bedroom 1:**  
11'6x 8'5  
(3.50m x 2.56m)

Built in wardrobe, centre light, radiator, fitted curtain pole.



**Bedroom 1**



**Bedroom 2**

**Bedroom 2:**  
11' x 8'6  
(3.35m x 2.59m)

Built in wardrobe, centre light, radiator, fitted curtain pole.

**Bathroom:**  
7'10 x 5'5  
(2.38m x 1.65m)

**Bedroom 3:**  
7'6 x 5'8  
(2.28m x 1.72m)

Deep bulkhead cupboard, shelved recess, centre light, radiator, fitted window blind.



**Bedroom 3**



**Bathroom**

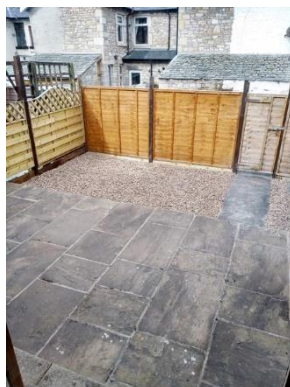
**Outside:**

**Front:**

Easy core gravelled garden area; designated parking for 2 vehicles.

**Rear:**

Enclosed rear patio area 18' x 15' (5.49m x 4.52m) approx..



**Patio Area**



**Rear Elevation**

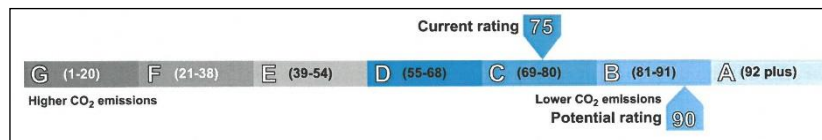
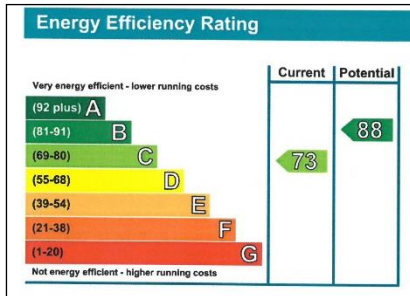


**Services:** Mains water, electricity, gas and drainage connected.

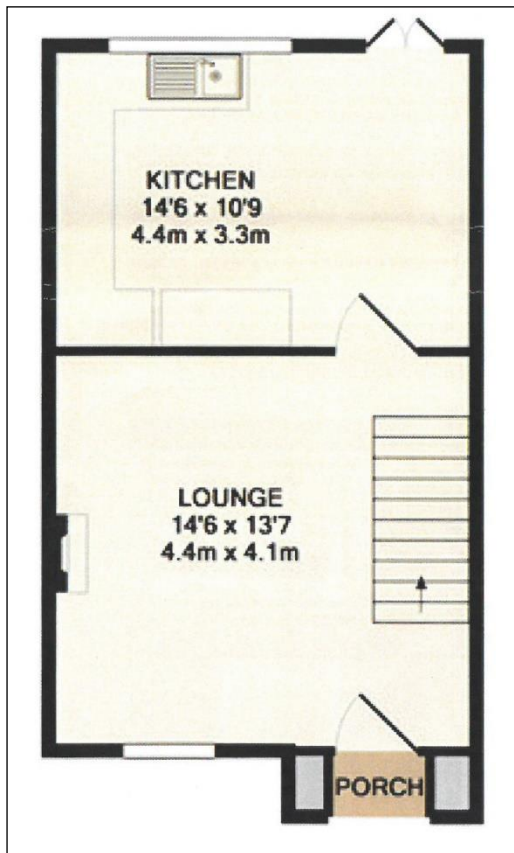
**Council Tax Band:** 'B' (*verbal enquiry only.*)

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

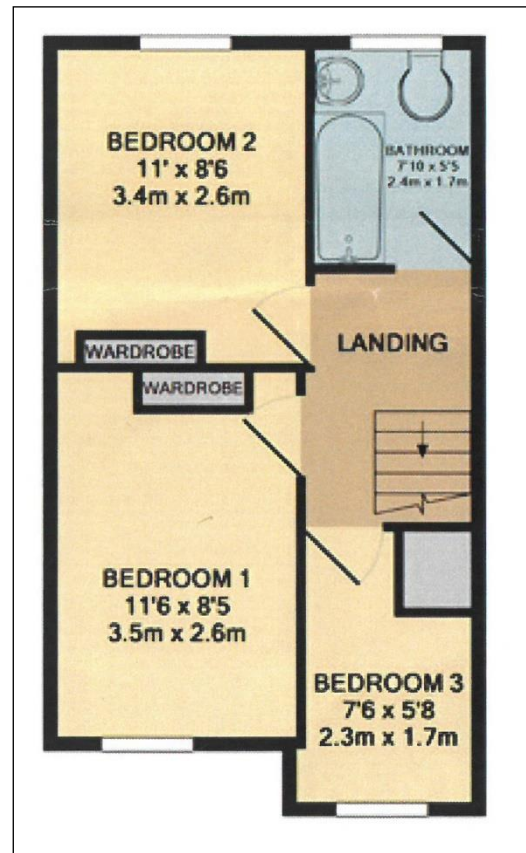
### Energy Performance Certificate



### Floor Plans



Ground Floor



First Floor

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Sawley, CLITHEROE BB7 4LH  
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