

**TO LET**

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



**CORNERSTONES COTTAGE**

**Egerton Lodge, Burton Road, Low Bentham, LA2 7ET**

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

**Returnable Damage Bond: £750 payable in advance**

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

An improved 3 bedroomed semi-detached cottage incorporating modern fitted kitchen, 2 reception rooms, basement cellar, modern bathroom with bath and shower cubicle, full UPVC sealed unit double glazing and oil fired central heating.

Situated in a rural location approximately equidistant between High Bentham, Low Bentham and Burton-In-Lonsdale.

**B4RN Hyperfast Broadband Installed.**

**Non Smokers Only.**

Council Tax Band C

Energy Performance Certificate Band D

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

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

**Accommodation Comprising:** Full UPVC sealed unit double glazing and oil fired central heating installed. New fitted floor coverings and curtains/blinds to be fitted throughout.

### Ground Floor:

#### **Hallway:**

15'8 x 4'9 (4.78m x 1.45m) Open staircase, centre light, radiator, smoke alarm. "Antico" style oak laminate floor. New fitted carpets / floor coverings.

#### **Sitting Room:**

12'1 x 11'4 (3.68m x 3.45m) Centre light, radiator.

#### **Lounge / Dining Room:**

14'2 x 11'10 (4.32m x 3.61m) Stone fireplace with wood burning stove, window seat, centre light, wall uplighter, radiator, smoke alarm, carbon monoxide alarm. New fitted "Antico" style oak laminate floor covering.

#### **Kitchen:**

10'9 x 9'1 (3.28m x 2.77m) Modern fitted cupboards and units incorporating stainless steel single drainer sink unit with mixer tap, electric double oven with overhead extractor hood, fridge recess, plumbed auto washer recess, fitted microwave and work surfaces, mini halogen ceiling light track, radiator. Back door, shelved recess, smoke alarm. New fitted "Antico" style oak laminate floor covering.

#### **Under Stairs Storage Cupboard:**

5'9 x 4'9 approx. (1.75m x 1.45m approx.) Fitted shelves, centre light.

#### **Basement Cellar:**

12'5 x 11'4 (3.78m x 3.45m) Centre light, power sockets installed.

### First Floor:

#### **Landing:**

22' x 4'10 max (6.71m x 1.47m max) Centre light, radiator, smoke alarm.

#### **Bathroom:**

8'3 x 6'1 min (2.51m x 1.85m min) Modern bath, wash hand basin and tiled shower cubicle, chrome heated towel ladder, tiled splash backs, centre light, cushion vinyl flooring.

#### **Separate WC:**

5'8 x 2'11 (1.73m x 0.89m) Centre light, radiator, cushion vinyl flooring.

#### **Bedroom 1:**

12'2 x 12' (3.71m x 3.66m) Dual aspect windows, centre light, radiator, fitted carpet.

**Bedroom 2:**

14'3 x 9'1 (4.34m x 2.77m) Dual aspect windows, centre light, radiator, fitted carpet.

**Bedroom 3:**

10'11 x 7'11 (3.33m x 2.41m) Centre light, radiator, fitted carpet.

**Outside:**

Pavement frontage and roadside layby parking space.

Small enclosed yard to the rear 11' x 8' approx. (3.35m x 2.44m approx.).

**Services:**

Mains electricity and unmetered mains water connected; oil fired central heating installed; private septic tank drainage.  
B4RN Hyperfast Broadband installed.

**Council Tax Band:**

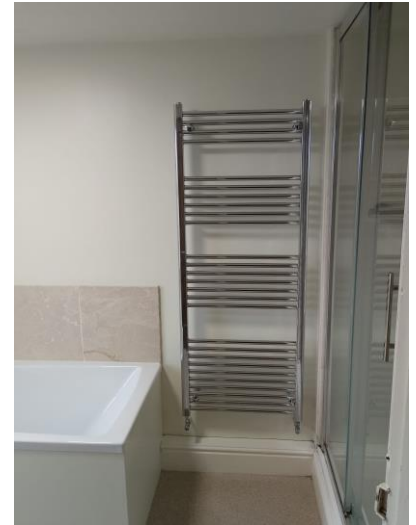
'C' (verbal enquiry only.)

**Tenant Finding Agents:**

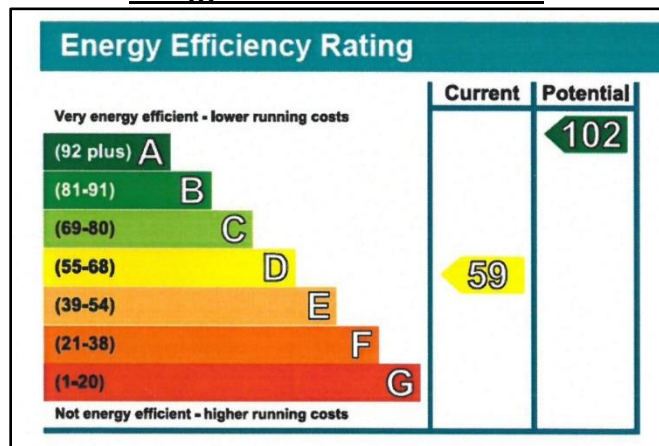
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### Energy Performance Certificate



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