

TO LET

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

Available Immediately



BLEACH HOUSE

Wenning Avenue, High Bentham, LA2 7LW

Rental Price: £800 per calendar month payable monthly in advance, subject to conditions

Returnable Damage Bond: £900 payable in advance

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

Semi-detached stone cottage, beautiful location next to the River Wenning, lounge, dining kitchen, utility and Ground floor WC, three bedrooms, attic room with bathroom, generous garden to the rear with timber storage shed and stone outbuilding. Off road parking for up to three vehicles.

Non Smokers Only.

Council Tax Band D

Energy Performance Certificate Band E

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, 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:

Dining Kitchen: 14'7 x 10'8 (4.45m x 3.25m) Having a range of wall and base units and contrasting granite work surfaces. 'Belfast' ceramic sink with mixer tap, plumbed for a dish washer, space for a fridge freezer. 'Range' cooker with extractor over. Double glazed window to the side and double glazed windows and door to the rear. Balconette style built in seating to dining area, beams to the ceiling and inset spot lights, part tiled walls, tiled floor, radiator and coat hooks.

Utility: 10'7 x 8'6 (3.23m x 2.59m) Built in wall, base and floor to ceiling cupboards and contrasting work surfaces. Plumbed for washing machine and space for a tumble dryer. Built-in cupboard housing the 'Valiant' boiler and water tank. Double glazed window to the side, beam to the ceiling and central ceiling light. Tiled floor and wall mounted electric meter/fuse box.

Lounge: 21'7 x 17' (6.58m x 5.18m) Feature wood Mantle fireplace with inset cast iron wood burning stove and tiled hearth. Original built in storage cupboards, 2 x radiators and 3 x double glazed windows (2 having window seats below). Double glazed composite door leading out to the rear garden. Telephone point, TV point, smoke alarm and inset ceiling spotlights, beam to the ceiling.

Inner Hallway: Understairs WC: Comprising low flush WC, vanity sink unit, chrome towel rail, central ceiling light and wood laminate floor. Built in book shelves, radiator and central ceiling light.

First Floor:

Bedroom 1: 13'2 x 13'1 (4.01m x 3.99m) 2 x double glazed windows, radiator, central ceiling light and wood flooring.

Bedroom 2: 12'9 x 7'4 (3.89m x 2.24m) Double glazed window with built in seat below, radiator, central ceiling light and wood flooring.

Bedroom 3: 10'10 x 7'8 (3.30m x 2.34m) Double glazed window, radiator, central ceiling light, wood laminate flooring and understairs storage cupboard.

Bathroom: 7'8 x 6'3 (2.34m x 1.91m) Three piece white suite comprising: Low flush WC, vanity sink unit and a paneled bath with shower attachment over. Built in shelving, double glazed frosted window, part tiled walls and wood flooring. Heated chrome towel rail.

Second Floor:

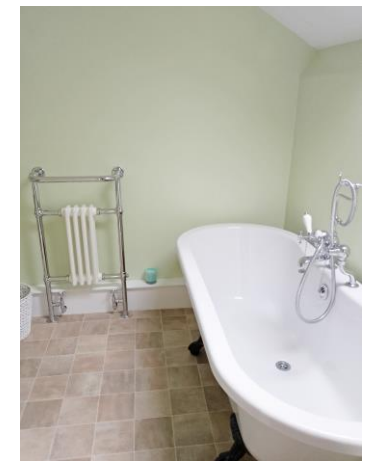
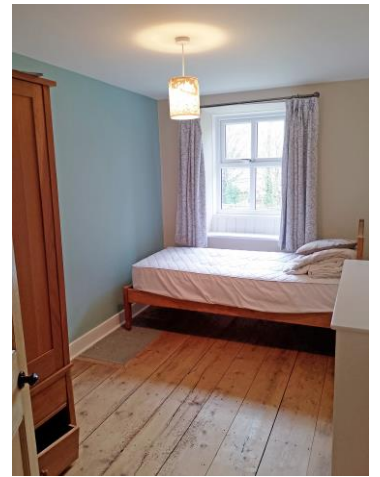
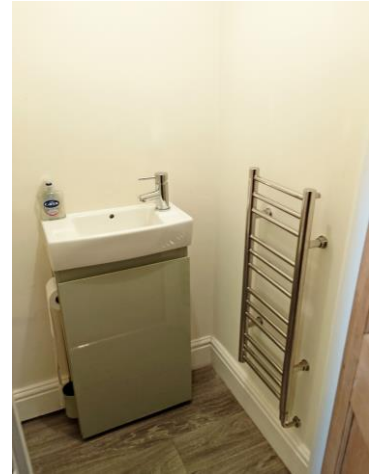
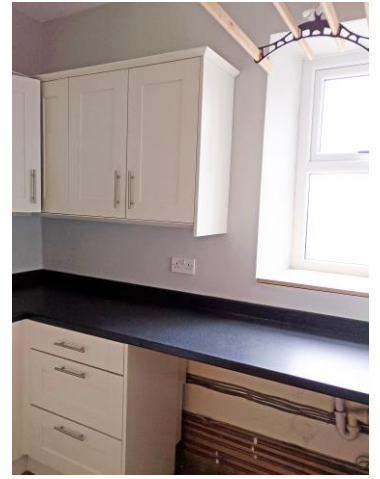
Attic Room: 16'5 x 14'9 (5.00m x 4.50m) 6 x built in eaves storage cupboards, radiator. Velux window and ceiling light. Door leading to bathroom.

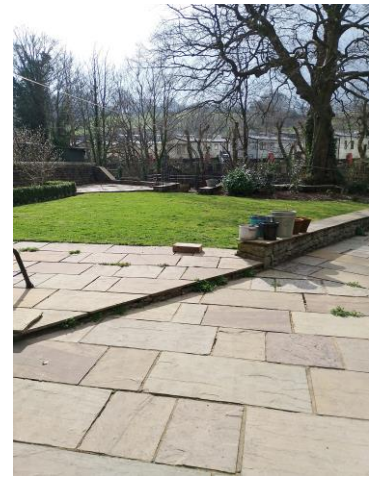
Attic Bathroom: 12'2 x 6'2 (3.71m x 1.88m) Three piece white suite comprising: Low flush WC, pedestal wash hand basin and a roll top bath with shower attachment. Chrome towel rail, linoleum flooring and Velux window.

Outside: Mainly laid to lawn with flower and shrub borders. Outside security light and water tap. Path to the side leads to the view overlooking the River Wenning. Off road parking.

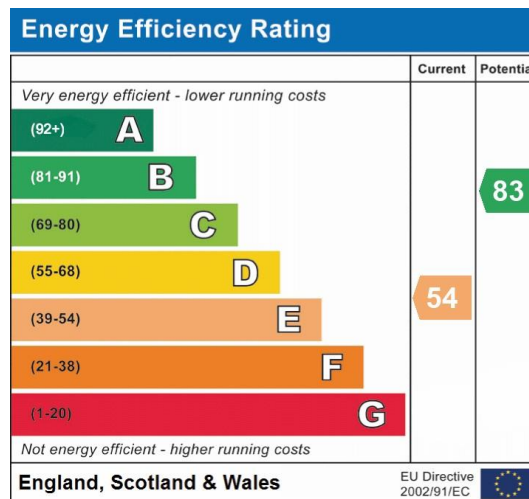
Services: Mains water, electricity, gas and drainage connected.

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





Energy Performance Certificate



Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rturner.co.uk

Royal Oak Chambers, Main Street,
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: mailto:kendal@rturner.co.uk



MISREPRESENTATION ACT 1967:
Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.