

TO LET



1C KING STREET

High Bentham, Nr Lancaster, LA2 7HG

On a 6 months Assured Shorthold Tenancy - Longer term may be available after initial tenancy term.

Rental Price: £595.00 per calendar month payable monthly in advance, subject to conditions + usual outgoings

Returnable Damage Bond: £700.00 Payable in Advance

Well presented, stone built, mid-terrace house located in the centre of Bentham Town.

Spacious lounge, kitchen with integrated appliances, two double bedrooms and 3 piece white bathroom suite.

Available Immediately and partly furnished.

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

Council Tax Band B

Tenure: Leasehold

Energy Performance Certificate Band E

Rental Conditions: The tenant will be responsible for payment of own council tax and all usual outgoing 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

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:

Ground Floor:

Entrance Hallway:

5'36 x 5'08 (2.44m x 1.73m) Timber/glazed front door, coat hanging space into the recess, central ceiling light, security alarm panel and stairs to the first floor.

Lounge:

17'39 x 10'31 (6.17m x 3.84m) Feature fireplace with inset 'coal effect' electric fire, wood mantle over. Two double glazed windows to the front with fitted blinds and two frosted double glazed windows to the rear. Built in cupboard housing the electric meter and fuse box. Part panelled walls, two ceiling lights, security alarm sensor and smoke detector. Three seater brown leather sofa and corner TV unit.

Kitchen:

12'81 x 7'28 (5.72m x 2.84m) Having a range of wall and base units with contrasting work surfaces. Part tiled walls and window cill. Integrated fridge, washer/dryer, oven and hob (both electric). Wall mounted electric heater, strip light to the ceiling, under stairs storage, extractor fan, security alarm sensor and smoke detector. Frosted double glazed window to the rear and timber door leading to the rear 'yard'.

First Floor:

Landing:

Double glazed window to the rear, central ceiling light, airing cupboard housing the water cylinder with shelving above. Smoke alarm.

Bedroom 1:

12'84 x 10'38 (5.79m x 4.01m) Double glazed window to the front with fitted blind. Central ceiling light and a wall mounted electric heater, loft access and a 'walk-in' wardrobe with hanging rail, deep shelving and central ceiling light. Security alarm sensor.

Bedroom 2:

9'90 x 6'27(5.03m x 2.51m) Double glazed window to the rear with curtain pole above. Central ceiling light, loft access, security alarm sensor and a wall mounted electric heater.

Bathroom:

8'12 x 7'32 (2.74m x 2.95m) Three piece white suite comprising:- Low flush WC, pedestal wash hand basin and a pannelled bath with shower attachment over. Double glazed frosted window to the rear, wall mounted electric heater, extractor fan, central ceiling light, towel rail, glass shelf, mirror with light and shaving point.

Outside:

Rear Yard:

Space for recycle bins, outside storage building and ginel down the side of the other terrace houses.

Utilities:

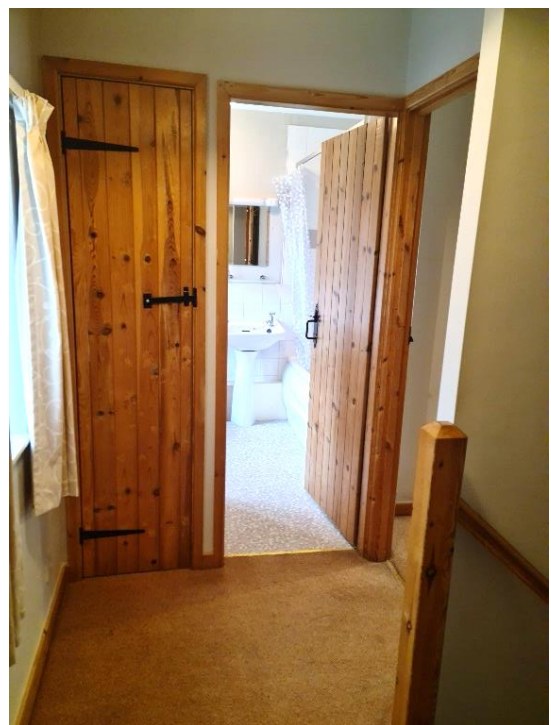
Mains water, electricity and drainage connected. No gas.

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.

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

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



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