



## Sedbergh

**£695 pcm**

1 Bracken Fold  
Station Road  
Sedbergh  
Cumbria  
LA10 5HP

A beautifully presented, self contained one bedroom barn conversion with parking and patio seating area on the outskirts of this popular market town. Part furnished accommodation comprising open plan living area with woodburner, kitchen with appliances, double bedroom and shower room. Of interest to those living or working within the National Park.

- Self Contained One Bedroom Barn Conversion
- Open Plan Living Area with Wood Burner
- Well appointed Kitchen and Shower Room
- Parking, Private Patio Garden, Store
- Local Occupancy Condition Applies
- Part Furnished
- No Smokers or Sharers
- Pets at Landlords Discretion
- Council Tax Band - TBC
- Available Now

Property Ref: KLR3118





## Living Space

**Location:** Leaving Kirkby Lonsdale on the A683 towards Sedbergh and follow signs until entering the village. Upon entering Sedbergh, turn left onto the A684 and take the next right into Bracken Fold. 1 Bracken Fold is adjacent to the Landlords property and has one allocated parking space plus use of visitors parking space.

**Local Occupancy Condition:** Subject to a Local Occupancy 106 Agreement. A qualifying person must be able to demonstrate that they have lived permanently within the administrative area of South Lakeland District Council for three years immediately preceding occupation or that they taking up full time or self employment. Former residents returning to the area need to have previously lived in the area for a minimum of ten years. Please ask for further details.

**Furnishings:** The property is offered part furnished which includes: sofa, dining table and stools, side table, shoe and hanging rack. Appliances of built in fridge and washer dryer (in shed outside).

**Services:** Mains Electric and Water (Metered). Private package treatment tank drainage shared by five properties. The tenants are responsible for a share of the running costs, emptying and servicing. B4RN Superfast Broadband available at £38 per month.

**Viewings:** Strictly by appointment with Hackney & Leigh - Kirkby Lonsdale Office.

**Ongoing Tenancy Management:** Upon tenancy commencement the property will be directly managed by the Landlord.

**Applying for a Tenancy:** Tenancy Application Forms are available from any Hackney & Leigh office. Each application must be accompanied by payment of a Holding Deposit (one weeks rent) payable either by debit or credit card. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All adults of 18yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

**Referencing:** All applicants will be required to provide satisfactory references eg:

employer, current landlord and two character references. For the self-employed, a reference from your accountant or solicitor will be required. A credit reference will be obtained for each applicant. Acceptance of references and the offer of a tenancy is at our discretion.

**The Tenancy:** The property will be let on a fixed term Assured Shorthold Tenancy for an initial period of 6 months. There is no automatic provision within the lease for early termination and the tenant is responsible for rent for the whole term. The tenant is responsible for Council Tax for the tenancy period and for all charges for water and sewerage, gas, electricity, telephone or other utility/service providers' charges supplied to the tenant during the tenancy.

**Deposit & Rent:** The successful Tenant will be required to pay a deposit (equal to a maximum of 5 weeks rent depending on the property). This will be held in accordance with the Tenancy Deposit Scheme Regulations and will be re-fundable at the end of the tenancy, subject to the property being left in a satisfactory condition. Rent is payable on or by each rent day and is payable by standing order. One month's rent in advance PLUS the deposit, is required at the time of signing the agreement. Please Note: It is NOT possible to use the deposit as rent for the final month.

**Pets:** Pets may not be acceptable for a number of reasons including allergies/medical reasons, conditions within the property lease, lack of outside space, communal grounds or close proximity to a main road. Acceptance of a pet is subject to the Landlords discretion.

**Insurance:** It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website [www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk) and also at any of our offices.

**How to rent:** Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>

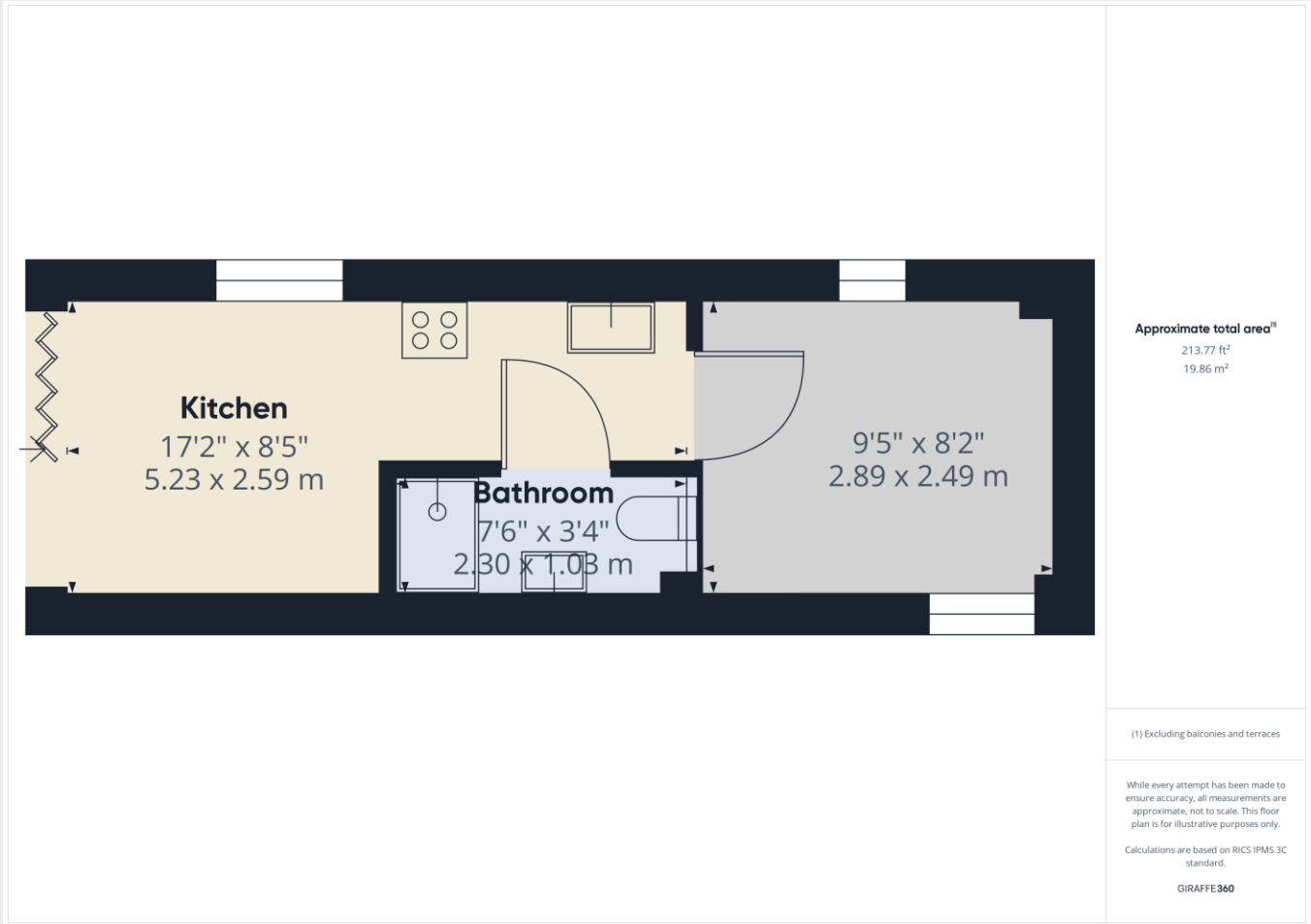
For a Viewing Call 01539 792035



Living Space



Kitchen



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Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.