

# Randall Cottage, Station Road Sedbergh, Cumbria, LA10 5HJ

**Cobble Country**  
*Dales & Lakes*

*Town & Country Property Agents Est. 1992*

**RENT: £495 pcm**



## DESCRIPTION

This is a charming and slightly unusual stone built detached property situated on the edge of Sedbergh adjoining open fields.

The house features a large living room with windows to 3 sides making it a lovely bright and airy room. The kitchen leads off the living room and the bathroom is also on this level. The lower ground floor comprises the bedroom which leads out onto a lovely patio area.

Outside the property are 2 patio areas, 2 private parking spaces and an area of garden. The house is fully double glazed and has gas central heating from a combi boiler, new in 2015.

Available immediately and ideally suited for a couple or single person seeking quiet and tranquility.

## DIRECTIONS

As you enter Sedbergh from Kirkby Lonsdale or the M6 you pass Closes' garage on the right. The first entrance afterwards on the right is into 'Randall Hill', the Cottage is past the 2 detached houses.

**VIEWINGS: Viewings are strictly by arrangement with the sole agent: Tel: 015396 21000**

**Cobble Country, 59 Main Street, Sedbergh, Cumbria. LA10 5AB Email: [lettings@cobblecountry.co.uk](mailto:lettings@cobblecountry.co.uk) Web: [www.cobblecountry.co.uk](http://www.cobblecountry.co.uk)**

## TENANT LIABILITIES

The rent is to be paid monthly in advance by standing order. The tenant is liable to pay all the utility bills and local taxes i.e. electricity, gas, oil, water, telephone charges, council tax. The tenant is also responsible for the insurance of their own contents.

## APPLICATION

If you would like to apply for the tenancy of this property you are required to pay an administration fee of £120 ( £100 plus VAT) to cover our costs of obtaining references and preparing the tenancy agreement. This is not refundable even if your application is declined or if you withdraw your application.

## DEPOSIT

You are required to pay a deposit for the property of one months rent which will be held by the Deposit Protection Service. This may be used at the end of your tenancy against the cost of repair or replacement of landlord's fixtures and fittings, furniture, decoration or any outstanding rent payments.

## TENANCY

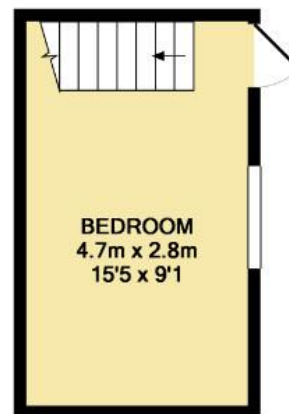
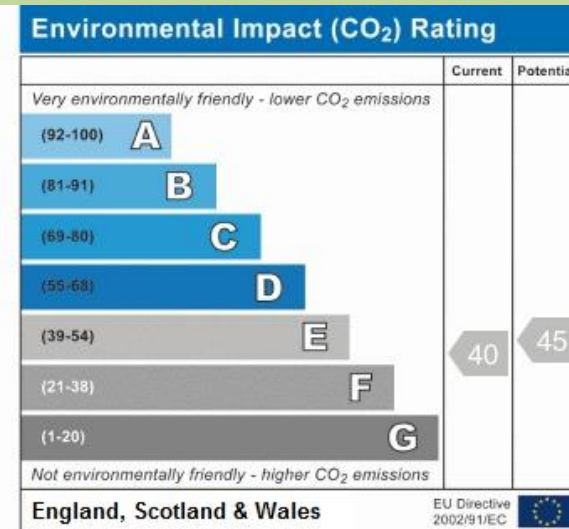
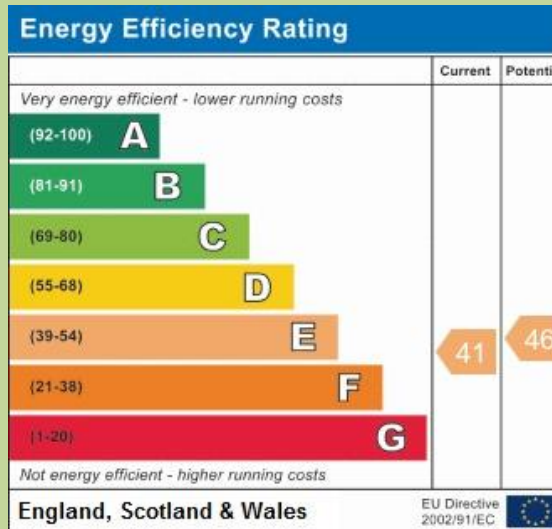
The initial lease will be for a fixed term of six months. At the Landlord's discretion you may then be offered another fixed term tenancy or a periodic tenancy.

## SERVICES

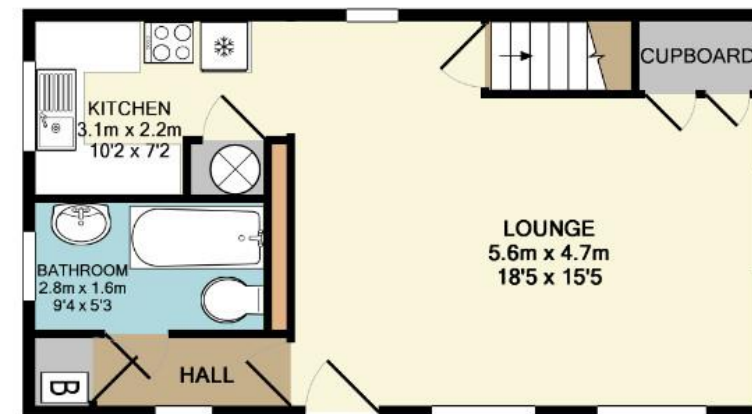
Mains gas, electricity, metered water and private drainage.

## COUNCIL TAX BAND

We are advised that the property is currently in Band B



LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 13.1 SQ.M.  
(141 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 41.1 SQ.M.  
(442 SQ.FT.)

TOTAL APPROX. FLOOR AREA 54.2 SQ.M. (583 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.