



## WREN COTTAGE

PATRICK BROMPTON, BEDALE, DL8 1JN

£800 PCM

A stunning detached cottage located in the conveniently positioned village of Patrick Brompton close to Bedale and perfect for Richmond, Leyburn and the Yorkshire Dales. The property is full of character and benefits from off street parking for 1 car, garden store and a garden.

**NORMAN F. BROWN**

Est. 1967

# WREN COTTAGE

- RENT - £810pcm in advance, exclusive of rates/all outgoing if the Landlord agrees to a pet • 1 Pet will be considered subject to the rent terms • No Smoking • EPC Rating E (46) Council Tax Band C • Holding Deposit: £184 (equiv to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy proceeds • Tenancy Deposit: £920



## DESCRIPTION

This lovely character cottage is nestled away in a quiet position within the conveniently positioned village of Patrick Brompton, close to Bedale, Richmond, Leyburn and easily accessible from Junction 51 of the A1(M).

The property opens from the front into a porch, ideal for hanging coats and then opens straight into the sitting room. The sitting room has exposed wood beams and double glazed windows to the front and side. There is space for a dining table and chairs plus sofas and there is a cosy multi fuel stove set into an inglenook fireplace with a stone hearth and wood mantel over.

The kitchen is to the rear and has a door opening out to the path for access to the garden, store and little courtyard all at the rear. The kitchen itself comprises of a range of wall and base units with a work surface over having a tiled splashback, a circular single sink unit with a drainer, space for a washing machine, an integral fridge/freezer, electric oven and a four ring electric hob with an extractor hood over and a stainless steel splashback and there are the stairs leading up to the first floor.

To the first floor the landing opens to the two bedrooms and the shower room. Bedroom one is to the front and is an excellent double bedroom with an

exposed character beam. Bedroom two is a good single to the rear and has the built-in airing cupboard.

The shower room comprises of a shower enclosure with chrome shower, low level WC, washbasin and a heated towel rail.

Outside there is a gravelled parking space to the front of the property and to the rear, a communal path (shared with neighbouring properties) leads past a small courtyard area and the stone-built store (which has lighting and power points) to the enclosed garden. The garden has a pleasant outlook and has been designed for ease of maintenance with a decked seating area overlooking a mainly gravelled garden with shrub borders and enclosed by an attractive walled boundary.

## TERM

6/12 Months Certain (Assured Shorthold Tenancy).

## RENT

£800 per calendar month in advance, exclusive of rates and all other outgoing.

£810 per calendar month in advance, exclusive of rates and all other outgoing if the Landlord agrees to the tenant having a pet.

## HOLDING DEPOSIT

£184 (equivalent to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy Proceeds

## BOND

£920

## CONTENTS INSURANCE

The tenant is responsible for arranging their own contents insurance.

## APPLICATION PROCESS & FEES

All applicants shall be requested to complete detailed application forms. We shall undertake comprehensive reference checks which will include right to rent ID checks in accordance with the Immigration Act 2014. In accordance with the Tenant Fees Act 2019 we request that the prospective tenant(s), to reserve the property and to demonstrate commitment to rent the property whilst reference checks take place, pays a holding deposit to ourselves which is equivalent to not more than one week's rent, which shall be put towards the deposit payable at the start of the tenancy (and shall be held subject to conditions, further details upon request).

We are a member of the, The Property Ombudsman, Milford House, 43-55 Milford Street, Salisbury, SP1 2BP, telephone number 01722333306, fax number 01722332296, email [admin@tpos.co.uk](mailto:admin@tpos.co.uk), website [www.tpos.co.uk](http://www.tpos.co.uk)

Our clients account details are as follows: NFB & DB & JF Brown Clients Account At Barclays Bank, Market Place, Richmond. This account is not interest

bearing.

As members of the Royal Institution of Chartered Surveyors (RICS) we carry out a monthly reconciliation of our clients account and are activities are subject to monitoring under the institutions conduct and disciplinary regulations. The RICS operates a client's money protection scheme of which we are a member (further details available upon request).

## RESTRICTIONS

No Smokers. 1 PET will be considered subject to the rent terms above.

Please note you must have earnings/income of £24,000 pa or more to qualify to apply for this property. You must also be able to move within 6 weeks of applying.

## NOTE

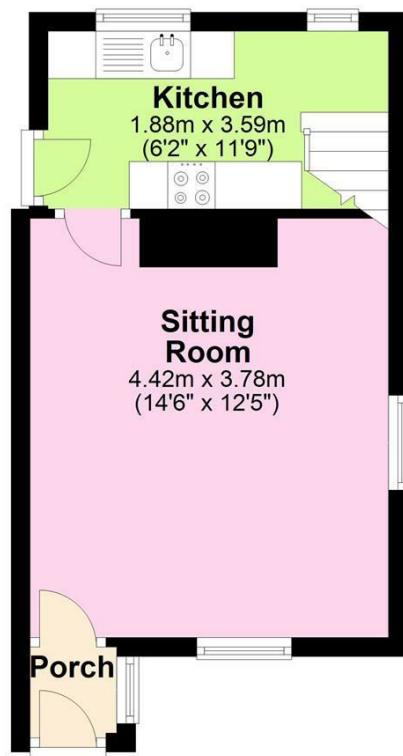
FIRST MONTH'S RENT AND BOND TO BE PAID BY DIRECT TRANSFER INTO OUR CLIENTS ACCOUNT IN ADVANCE OF THE TENANCY START DATE

## WREN COTTAGE



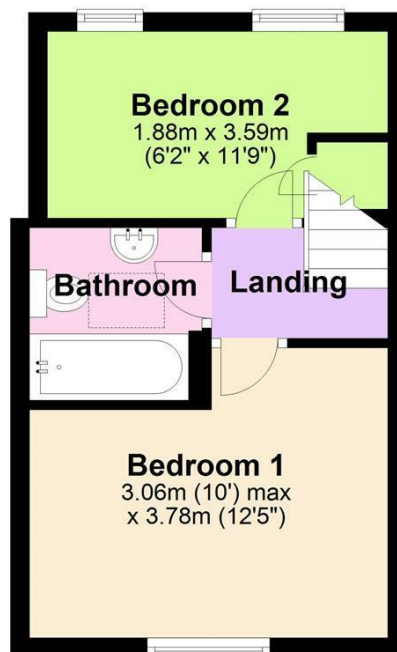
## Ground Floor

Approx. 24.7 sq. metres (266.3 sq. feet)



## First Floor

Approx. 23.5 sq. metres (252.6 sq. feet)



Total area: approx. 48.2 sq. metres (518.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>46</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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