



## WOODLANDS

£1,450PCM

Sedbergh Road, Kendal, LA9 6BG

A lovely detached property situated on a quiet lane, within walking distance of Kendal town centre and convenient for the M6 J37 and Oxenholme railway station.

Sat within an elevated position in its own woodland garden with lawns and ample off road parking. As an added bonus the lawns will be maintained during the tenancy along with winter cutbacks thus leaving you time to potter at your leisure and enjoy the garden in its full glory. Good sized garage (the landlord will retain part of the garage for some storage).

Available unfurnished on an Assured Periodic Tenancy agreement. The landlords are looking for long term tenants ready to make Woodlands their home.

Mains electric, gas and water. Drainage to a septic tank. Broadband connected. EPC rated E. Council tax band D.

- Entrance hall with space for coats, airing cupboard
- Triple aspect sitting/dining room (7.1m x 3.5m) with wood burning stove and patio doors to seating area
- Kitchen (3.6m x 3.6m) modern cream base and wall units with double range oven, Belfast sink, integral dishwasher and washer dryer. Free standing fridge freezer. Rear door to garden
- Bedroom 1 (3.4m x 2.5m)
- Bedroom 2 (3.4m x 2.5m)
- Bedroom 3 (3.6m x 2.6m)
- House bathroom with roll top bath and rain fall shower, wash basin and WC

Lane House, Kendal Road  
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estate agents



## DIRECTIONS

The Postcode will take you to Sedbergh Road, continue up this road and Cherry Tree Lane is the second road on the left. Turn here and Woodlands is the first driveway on the right.

/// *what3words* reference: *lots.help.taps*

## TENURE AND RENTAL

The property is offered on an Assured Periodic Tenancy, long term tenants are sought. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

## RESTRICTIONS AND APPLICATION

No smokers or sharers. Please call in or telephone us for an application form.

A holding deposit equal to one week's rent is payable on commencement of referencing. With a successful application, this amount will be offset against the deposit.

**IMPORTANT** Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.

