



## Windermere

**£1,250 pcm**

Presbytery of Our Lady of  
Windermere & St Herberts  
Lake Road  
Windermere  
Cumbria  
LA23 2EQ

Unfurnished 4 Bedroom, 2 bathroom family home with off road parking for 2 cars, centrally located for Windermere and Bowness.

- 4 Large double bedrooms (1 en-suite)
- 2 Reception rooms
- Modern Kitchen
- Unfurnished
- Small garden area to the front
- Off Road parking for 2 vehicles and use of garage
- Children and one pet welcome
- Gas central heating
- Council Tax Band G
- Available for viewing

Property Ref: WR846

4 

2 

2 

D 



## Kitchen

**Location:** The property is centrally located between Windermere & Bowness. From our office follow New Road down towards Bowness until you get to Badley Clock on the left where you will find the property with in the grounds of the Catholic church

**Services:** Mains Electric, Gas and Water supply

**Viewings:** Strictly by appointment with Hackney & Leigh

**Pets:** Higher rent may be payable where pets are permitted at the Landlords' discretion.

**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 a minimum 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.

**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.

For a Viewing Call 015394 40060

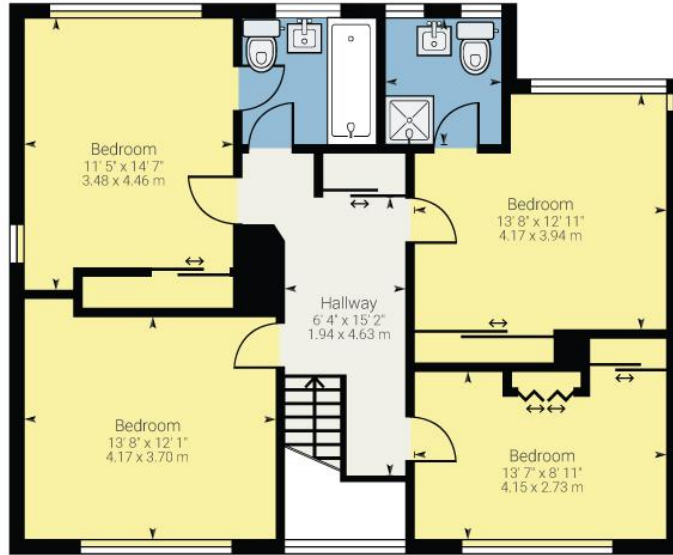




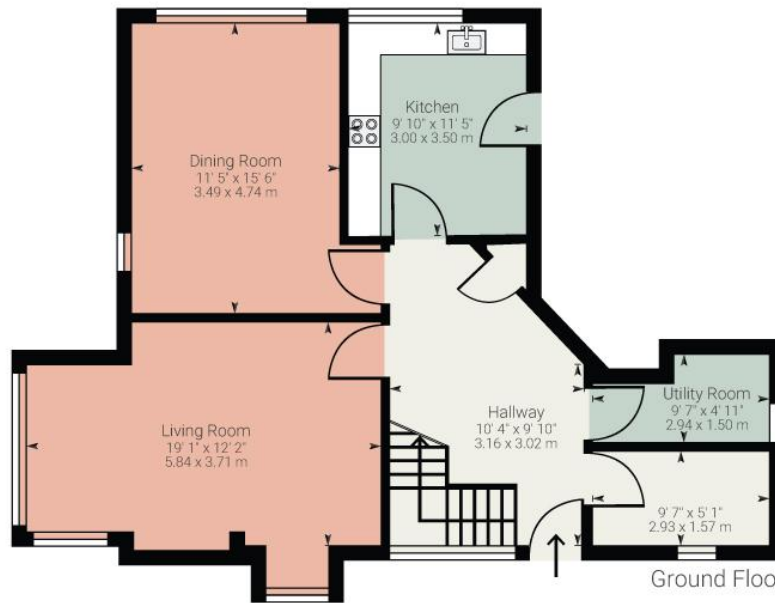
Lounge



Bathroom



Second Floor



Ground Floor

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

Lake Road Windermere - Ref: WR846

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.