



Grasmere

£700 pcm

Riverside Cottage

Broadgate

Grasmere

Cumbria

LA22 9TA

A delightful 2 bedroomed unfurnished stone-built home in the centre of Grasmere village with lovely river views.

- Recently refurbished 2 bedroomed home
- Open plan kitchen / Living Room
- Patio seating area overlooking the river to the fells
- Not suitable for small children
- Pets at landlords discretion
- No sharers
- No smokers
- EPC Band E
- Council Tax Band C
- Available Now

Property Ref: AMR1083





Sitting room with open plan kitchen

Location: From our office in Ambleside, head north on the A591 to Grasmere. Upon reaching the mini-roundabout near Dove Cottage take the first exit towards the village. Continue through the village centre, passing St Oswald's Church, and follow the road around to the village green. College Street is the first turning on the right just after the bus stop with short-stay public car parking provision in front. From here on foot, the property can be found by walking between Greens café and Mountain Hi. Access to the property is at the rear of Mountain Hi.

Services: Mains electricity, water and drainage.

Viewings: Strictly by appointment with Hackney & Leigh

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.

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



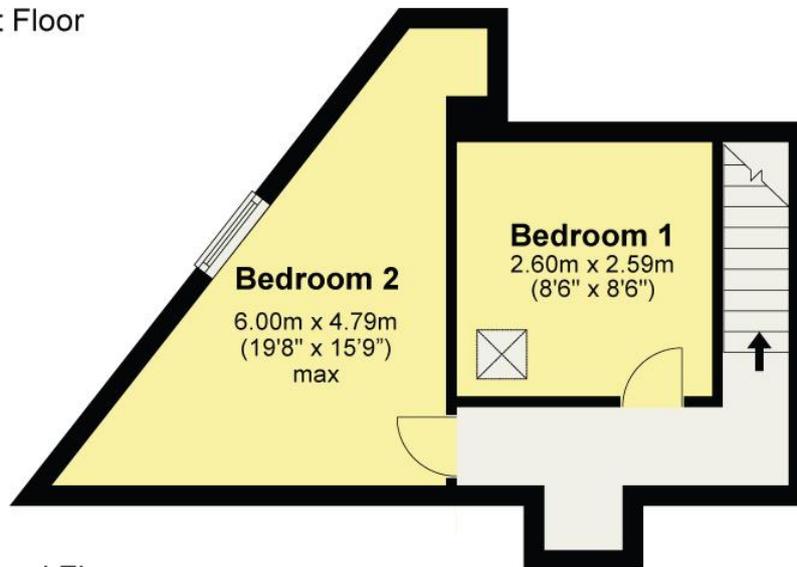
Sitting area



Entrance



First Floor



Ground Floor

Total area: approx. 56.2 sq. metres (605.1 sq. feet)

For illustrative purposes only. Not to scale. REF: AMR1083

Broadgate Grasmere - Ref: AMR1083

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.