

Kendal

£975 pcm

23a Maple Drive
Kendal
Cumbria
LA9 5BN

A well presented three bedroom bungalow available on a 6-12 month let. Comprising: spacious lounge, modern fitted kitchen & shower room with additional WC & driveway parking.

- Detached Three Bedroom Bungalow
- Spacious Lounge and Modern Kitchen & Shower Room
- Rear Garden and Driveway Parking
- Available for 6-12 Months Only
- Unfurnished
- Children Welcome
- No Pets
- No Smokers or Sharers
- Council Tax Band E
- Available Mid July

Property Ref: KR0911





Lounge

Location: Situated in a popular residential location just off Brigsteer Road. Maple Drive can be found from the Town Centre by proceeding up All Hallows Lane continuing onto Beast Banks and beyond the Riflemans, taking the turning left, then first turning right onto Brigsteer Road. Take the next left at the entrance onto Underwood and follow the road along, take the fifth turning on your right into Maple Drive. Follow the road round and number 23a is then found on your left at the head of the cul-de-sac.

Services: Mains gas, electricity, water and drainage.

Please Note: The detached Garage is not included in the rental.

Viewings: Strictly by appointment with Hackney & Leigh – Kendal Office.

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 an initial 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.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website www.hackney-leigh.co.uk and also at any of our offices.

How to rent: Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>



Kitchen



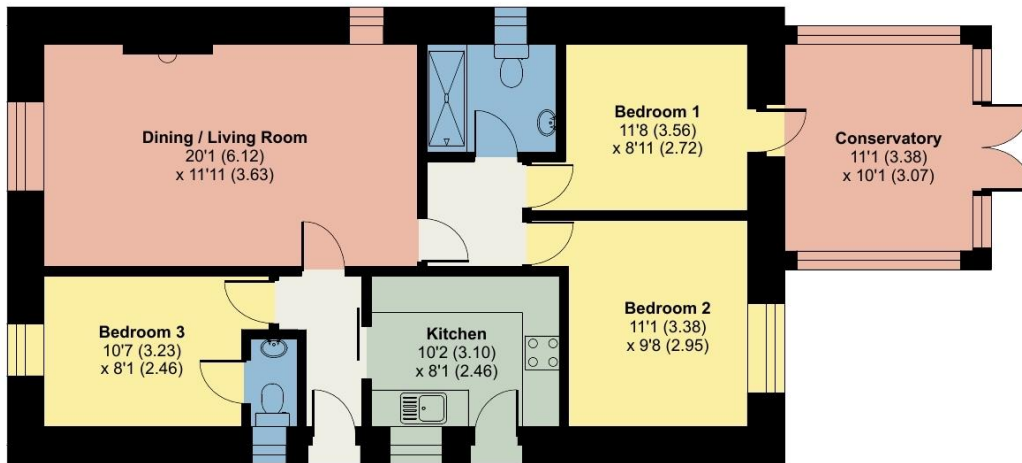
Rear Garden

Maple Drive, Kendal, LA9

Approximate Area = 921 sq ft / 85.6 sq m



For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Hackney & Leigh. REF: 831793

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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.