

Rosthwaite

£1,200 pcm

Eaglesfield
Rosthwaite
Keswick
CA12 5XB

Unique opportunity to residentially rent a furnished, modern 2 bedroom semi-detached property in a quiet and beautiful corner of the Lake District National Park with spectacular views, yet a short drive to the beautiful market town of Keswick.

- 2 Bedrooms with beautiful fell view
- Living/diner and separate snug
- Modern Kitchen
- Separate utility room
- Modern bath and shower room
- Lower floor W/C
- No pets, sharers or smokers
- Modern air source heat pump
- Council Tax band E
- Available for viewing

Property Ref: KWR007





Kitchen

Location: The property is located in the small village of Rosthwaite south of Derwentwater. From Keswick take the B5289 to Borrowdale. Travel through Rosthwaite on the B5289 until you come to a bus stop on the corner of Howe Lane. Turn right onto Howe Lane and follow the road past the Lakeland stone houses and Eaglesfield can be found on the left.

Services: Heating and hot water supplied from Air source heat pump. Mains electric and water supply

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 week's 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 e.g., 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.

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.

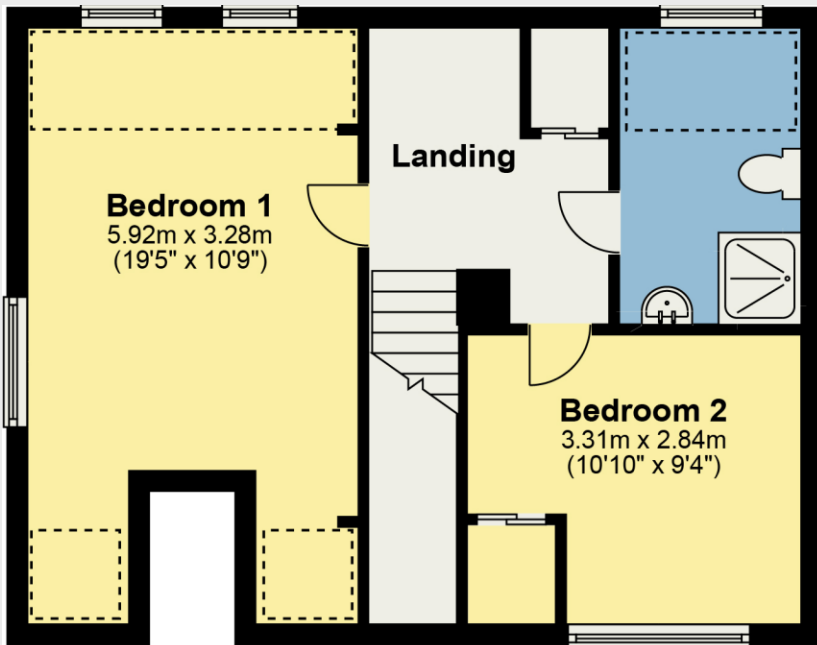
For a Viewing Call 015394 40060



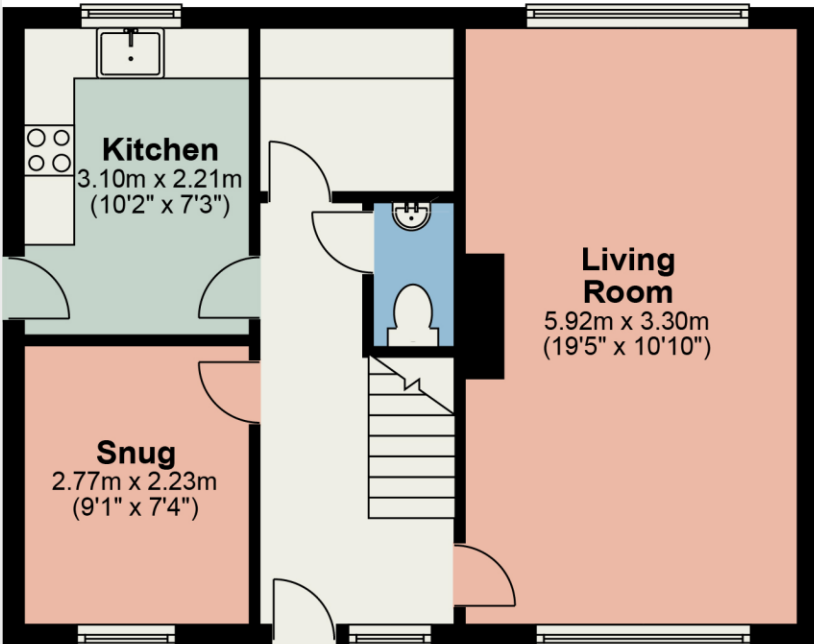
Lounge



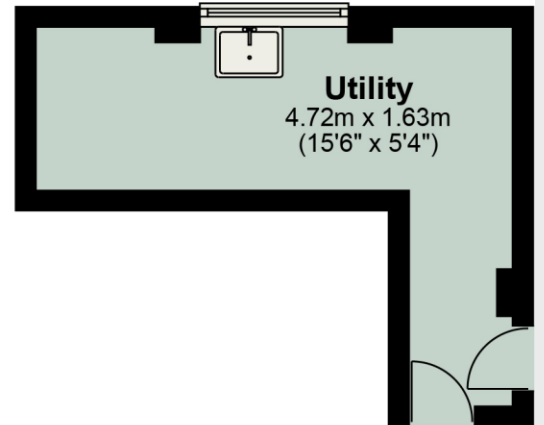
Master Bedroom



First Floor



Ground Floor



Total area: approx. 97.1 sq. metres (1045.5 sq. feet)

For illustrative purposes only. Not to scale.

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A beautiful part of the world

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.