



Ambleside

£800 pcm

Hunters Moon
Skelwith Bridge
Ambleside
Cumbria
LA22 9NJ

Furnished, 3 Bedroom detached property with parking for 2 cars and private garden quietly tucked away in a beautiful part of the National Park.

- 3 Bedrooms
- 2 Reception Rooms and separate kitchen.
- 2 Bathrooms
- Furnished
- Pets considered at extra rent. No smokers or sharers.
- Quietly tucked away from the hustle and bustle.
- Private car parking for two. and easily managed garden.
- Air Source heat pump heating
- Council Tax Band TBC
- Available for viewings

Property Ref: AMR1020

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Location: From Ambleside take the A593 over Rothay Bridge towards Coniston and Langdale and continue along this road to Skelwith Bridge. The turning onto the lane leading to Hunters Moon is easily overlooked, but is found on the right hand side in between The Skelwith Bridge Hotel and Chesters (it is immediately before the entrance to Chesters car park). Proceed onwards through between stone gate posts, and Hunters Moon can be found on the left before Chesters overspill car park is reached. What3Words:///equity.backpacks.elbow

Services: Mains Electricity and water supply. Septic tank for sewerage. Superfast (49Mbps) Broadband Available* at tenant cost Continued Management is with Hackney & Leigh

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 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.

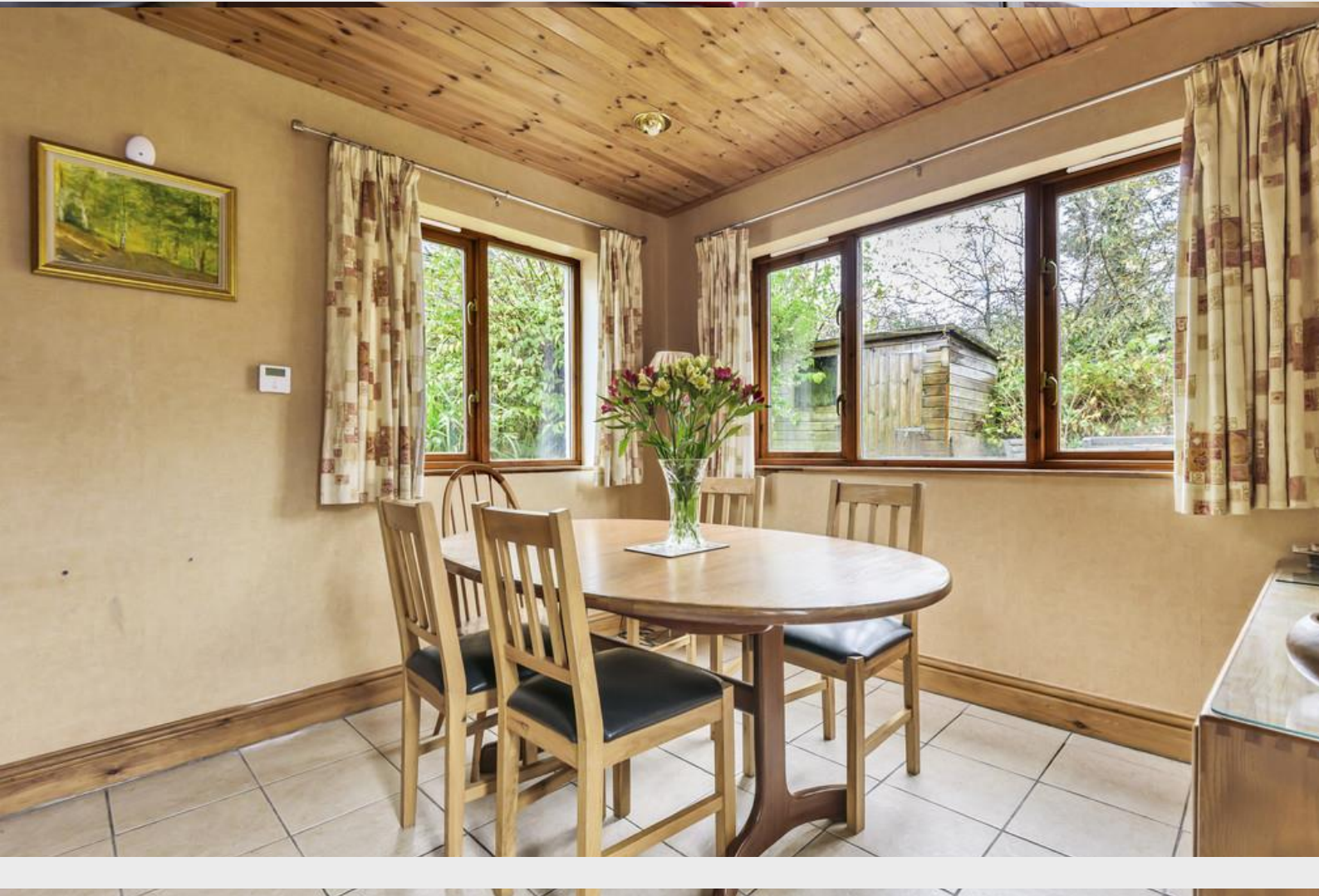
Pets: Higher rent may be payable where pets are permitted at the Landlords' discretion. Pets may not be acceptable for a number of reasons including allergies/medical reasons, conditions within the property lease, lack of outside space, communal grounds or close proximity to a main road. Acceptance of a pet is subject to the Landlords discretion. If pets are permitted leave in. If not permitted please delete. Delete Accordingly

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.

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>

For a Viewing Call 01539 792035



Hunters Moon, Skelwith Bridge, Ambleside, LA22

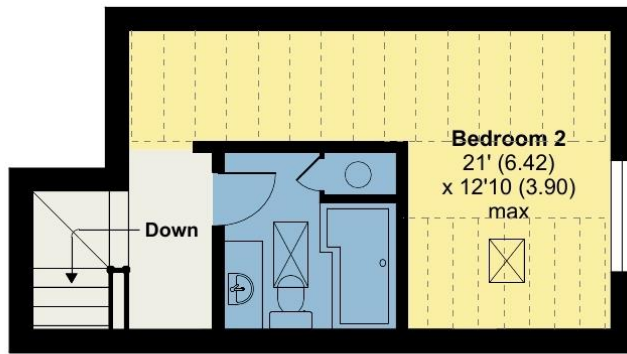


Approximate Area = 867 sq ft / 80.5 sq m

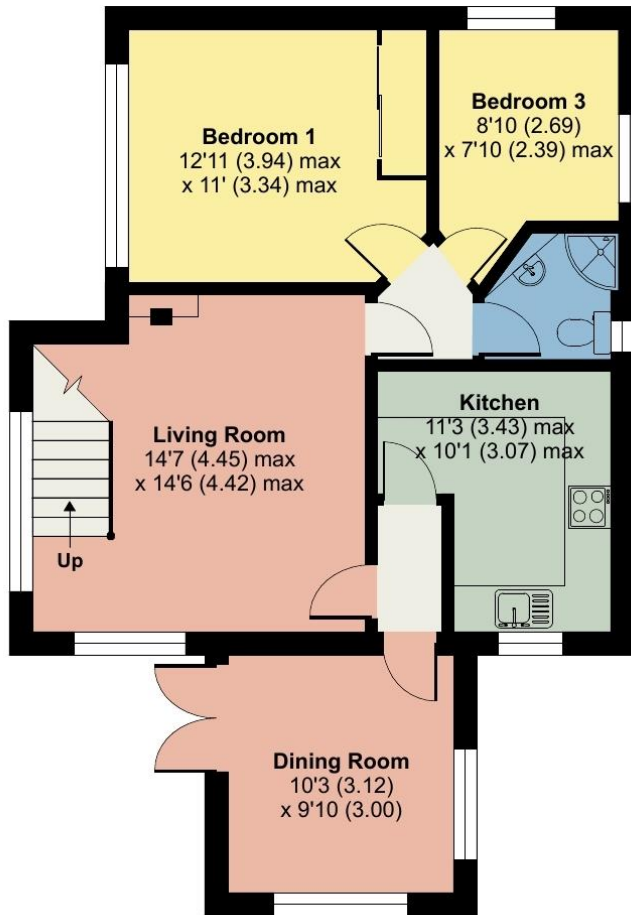
Limited Use Area(s) = 147 sq ft / 13.6 sq m

Total = 1014 sq ft / 94.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 915342

Skelwith Bridge Ambleside - Ref: AMR1020

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.