

Windermere

£1,500 pcm

Garth Cottage
Rose Cottage Lane
Windermere
Cumbria
LA23 1BE

Unfurnished modern 3 bedroom detached house in a convenient location within walking distance of the village amenities. Built in 2004 to a high specification.

- Modern 3 bedroom detached house
- Large Lounge
- Fitted Kitchen with separate utility room
- Unfurnished
- Parking for 3 cars and patio.
- Suitable for professional couple or small family
- No Pets, Smokers or sharers
- Energy Rating Band C
- Council Tax Band E
- Available for viewings

Property Ref: WR696





Kitchen

Location: Situated in a most convenient, select area on the outskirts of Windermere village yet within walking distance of the village shops and amenities. From Windermere, proceed along the A591 towards Ambleside. Upon passing St Mary's church on the left, bear left into Spooner Vale and continue straight ahead into Rose Cottage Lane adjoining the Mountain Ash development. Garth Cottage is the first property on the right.

Services: Mains Gas, Electricity, Water and Drainage. Broadband available at tenants' cost.

Continued management is with Hackney and 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.

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.

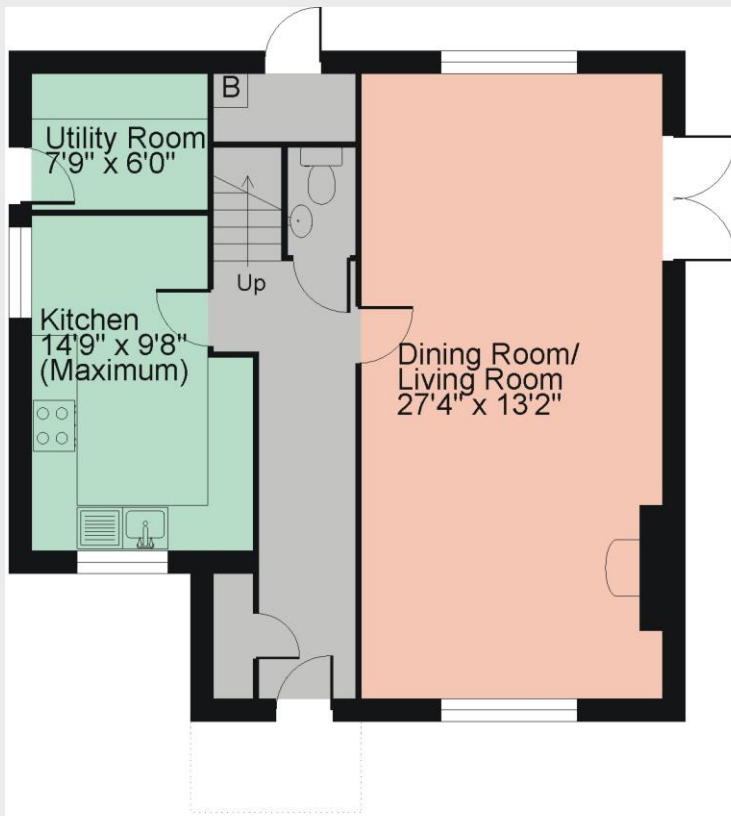
How to rent: Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>



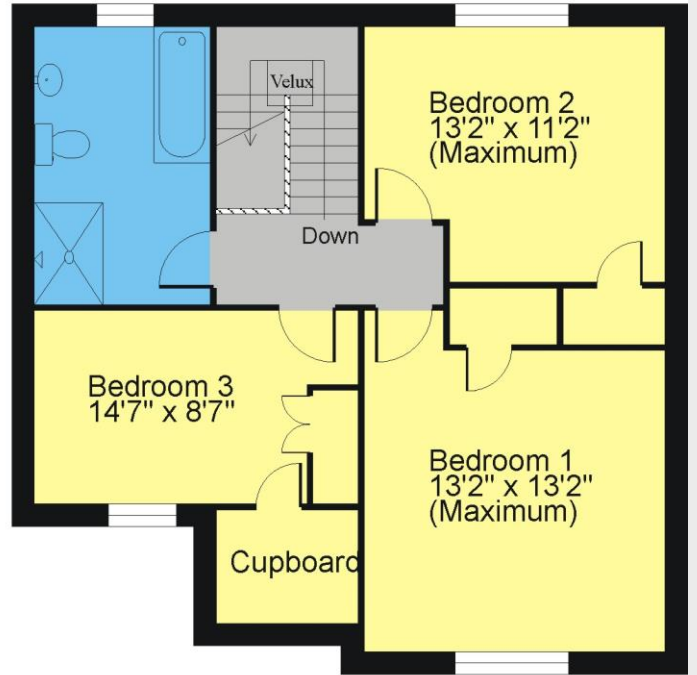
Lounge



Bathroom



Ground Floor



First Floor

Gross internal square footage = Approx 1410 Sq Ft
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Rose Cottage Lane Windermere - Ref: WR696

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.