

Hawkshead

£1,500 pcm

Walker Ground Cottage
Vicarage Lane
Hawkshead
Ambleside
Cumbria
LA22 0PD

Unfurnished 2 Bedroom beautiful grade 2 listed cottage which has been fully renovated to a very high standard set in a perfect little gem in the heart of the Lake district with amazing views and walks from the doorstep.

- 1 double and 1 single bedroom
- 1 Reception room with log burner
- Modern Kitchen and Bathroom
- Beautiful mature garden
- Private drive
- Rural location yet 2 minute walk from Hawkshead Village
- Suitable for a professional couple or single person
- No Smokers, Pets or Sharers
- Council Tax Band E
- Available Soon

Property Ref: AMR01





Kitchen

Location: Walker Ground Cottage is set in a little Lakeland Hamlet with beautiful walks to the surrounding countryside. From Ambleside follow the road to Hawkshead, take the first turning right into Hawkshead and go immediate right, follow the road through a close of bungalows and continue to follow the road. Turn right at the T junction and continue until you get to Walker Ground. The cottage is the first house in front of you at the fork in the road.

Services: Mains Electric, Gas and water supply with Septic tank for sewerage

Viewings: Strictly by appointment with Hackney & Leigh – 015394 40060

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 of £100.00 by Bank transfer or debit/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.

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.

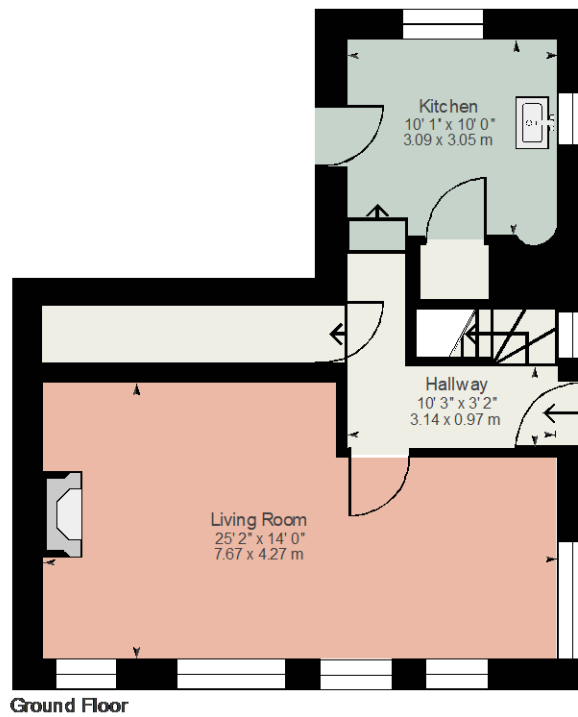
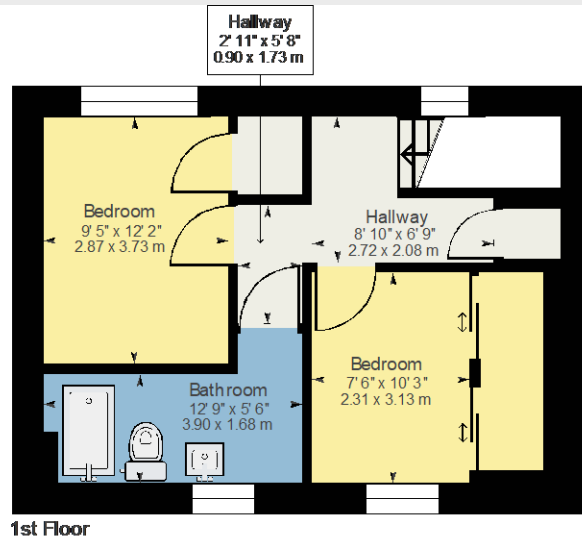
How to rent: Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>



Lounge/Diner



Bedroom 1



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Vicarage Lane Hawkshead - Ref: AMR01

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.