



Whinfield

£800 pcm

Swallows Nest Annexe
Whinfield Farm
Whinfield
Ulverston
LA12 0LE

A one bedroom, furnished cottage annexe located in a small hamlet just outside of Lindal-in-Furness. Comprising open plan living area, shower room and mezzanine bedroom. Benefiting from off road parking, small private garden area and uninterrupted views across green fields..

- Self Contained Cottage Annexe
- Open Plan Living Space with Kitchen Dining Area
- Ground Floor Shower Room, Mezzanine Bedroom
- Off Road Parking, Small Garden
- Peaceful Location with Country Views
- Furnished
- Ideal for those Working Away From Home
- No Smokers or Sharers
- Council Tax, Water and Internet Included
- Available for an Initial Three Month Tenancy from Late July

Property Ref: ULR0382





Open Plan Living Area

N.B. Tenancy: This property is offered on a tenancy licence agreement. The cottage is ideal for someone wanting to live in the area looking for a home from home. Applicants must have a permanent home address elsewhere and not use this property as their main residence.

Location: Follow the A590 from Ulverston taking the turning on the right immediately prior to the Lindale in Furness village signs and signposted for Browns Farm Shop. Continue along the lane, straight ahead at the crossroads signposted for Marton and then take the next right turning signposted for Whinfield. Continue along this lane until you come to the small hamlet of houses and take the second right turning which will lead you down to the property on the right hand side.

Furnishings: The property is offered furnished which includes: bed, wardrobe, chest of drawers, rocking chair, sofas, dining table and chairs. Kitchenware and appliances including microwave, kettle, toaster, fridge with freezer compartment and washing machine. White goods are the responsibility of the Landlord.

Services: Included in the rent is Council Tax, Water and Broadband. Electric to be paid by the tenant. The Landlord will send a monthly invoice to the Tenant for the electric via Hackney and Leigh. Private drainage to shared septic tank, costs to be paid by the Landlord.

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

Ongoing Tenancy Management: Upon tenancy commencement the property will be directly managed by 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 licence is at our discretion.

The Tenancy: This property is offered on a licence agreement for an initial three month period. There is no automatic provision for early termination and the tenant is responsible for rent for the whole term.

The cottage is ideal for someone working in the area looking for home from home accommodation. Applicants must have a permanent home address elsewhere and not use this property as their main residence

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: Pets not acceptable due to communal grounds.

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>

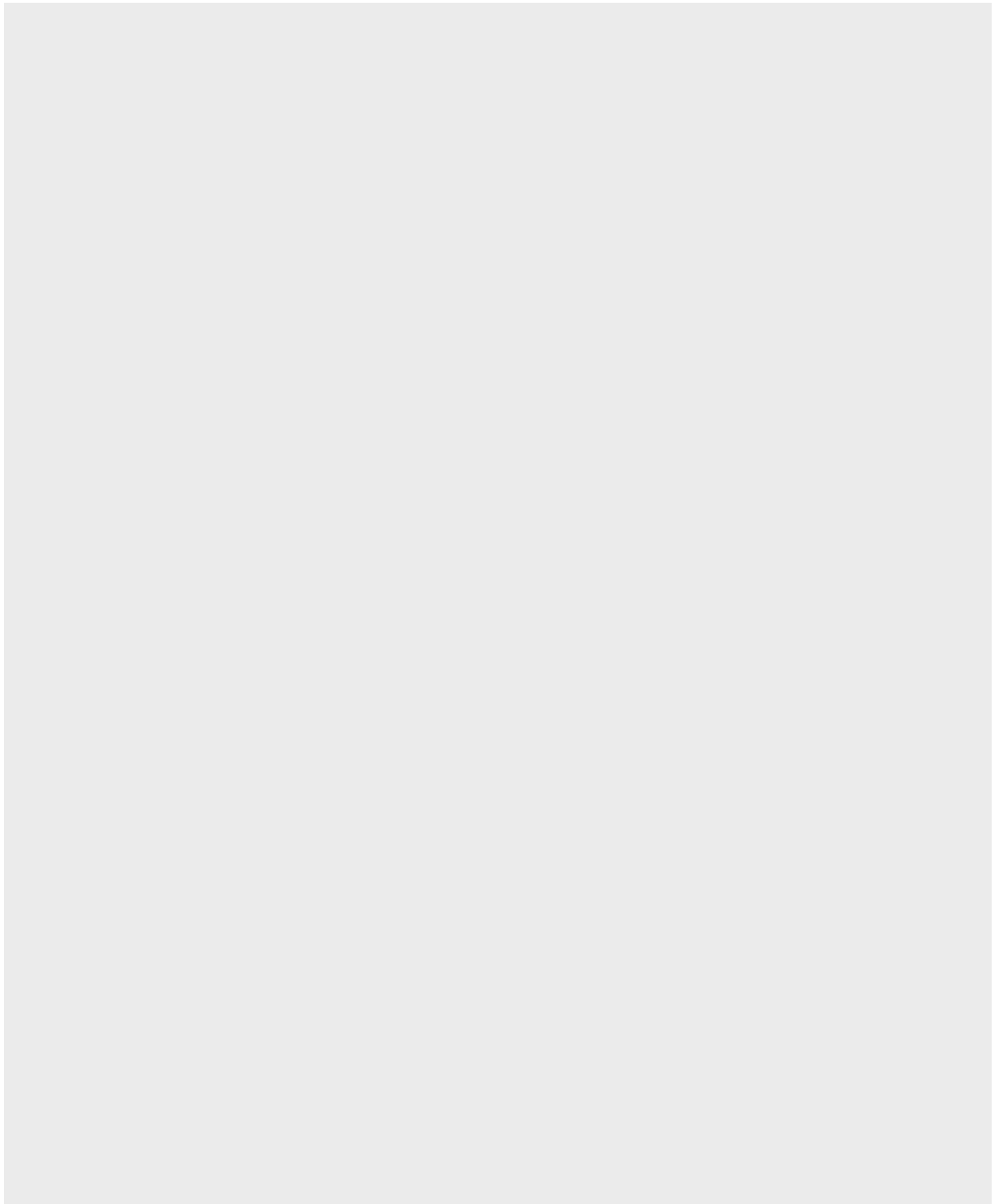
For a Viewing Call 01539 792035



Kitchen Diner



Seating Area



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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.