



## Carr Bank

£1,200 pcm

Orchard Cottage  
Carr Bank Road  
Carr Bank  
Milnthorpe  
Cumbria  
LA7 7LB

A three bedroom detached cottage located in the village of Carr Bank. Comprising; open plan living area and kitchen, separate living room and office space, downstairs bathroom, upstairs shower room and separate ensuite, patio area and garden with parking.

- Three Bedroom Detached Cottage
- Garden and Parking
- Spacious Living Room With Separate Snug & Office
- Modern Fitted Kitchen & Bathrooms
- Great Village Location
- Unfurnished
- Not Suitable For Pets
- No Smokers or Sharers
- Council Tax Band F
- Available Soon & Long Term

Property Ref: ARR78

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## Dining Room

**Location:** Travelling from Milnthorpe to Arnside turn onto Carr Bank Road. Immediately after the garden centre, bear round to the right passing Keasdale Road. Proceed along Carr Bank Road and the driveway can be found on the left just after the semi-detached bungalows and a recently renovated house. Orchard Cottage is the second of the two properties down the lane.

**Services:** Mains gas, electric, water and drainage.

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

**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:** 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.

**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](http://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

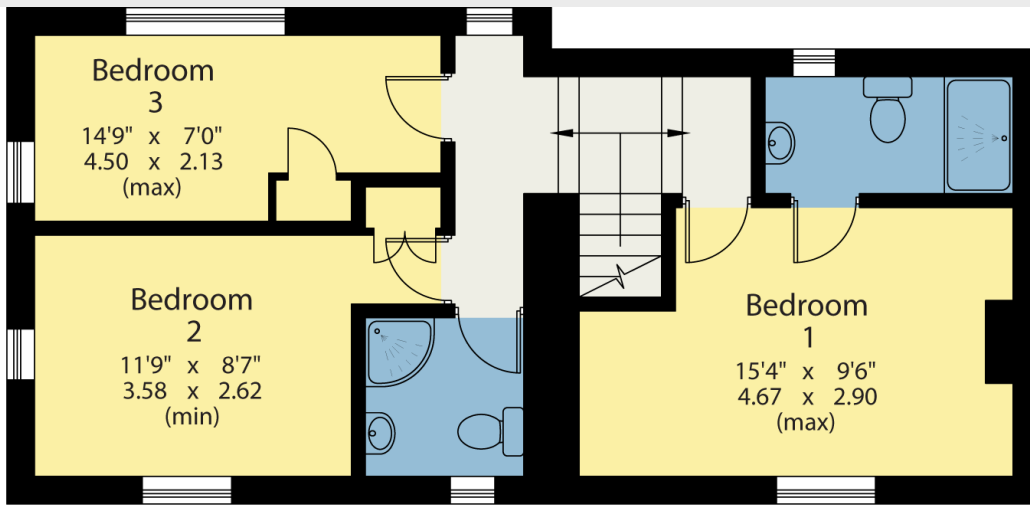




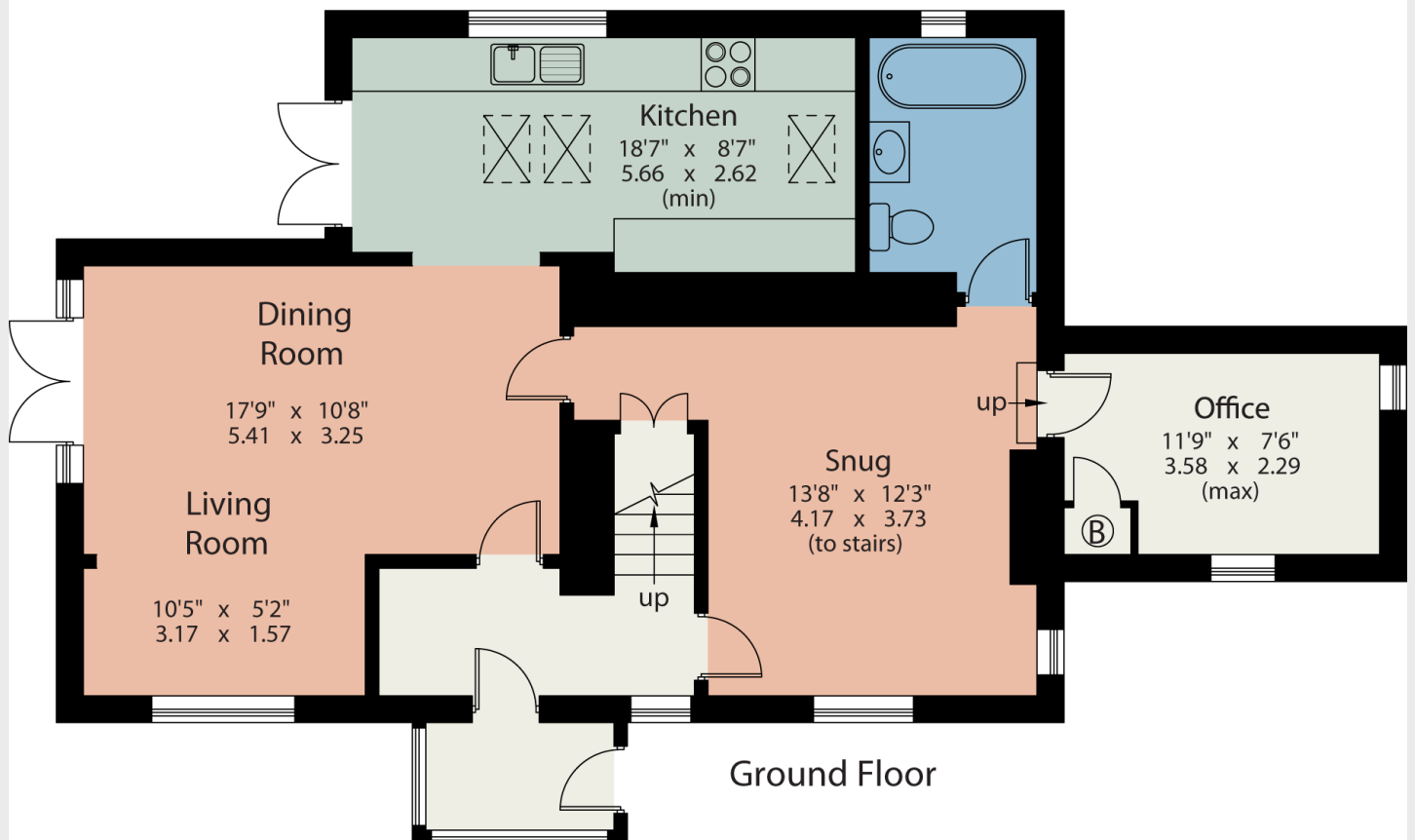
Kitchen



Bathroom



First Floor



Ground Floor

Approx Gross Floor Area = 1457 Sq. Feet  
= 135.06 Sq. Metres

For illustrative purposes only. Not to scale.

Carr Bank Road Carr Bank - Ref: ARR78

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.