

## Grange, Keswick

**£1,300 pcm**

How Cottage  
Grange  
Keswick  
CA12 5UQ

A most appealing furnished, three bedroom period terrace cottage, enjoying stunning surrounding fell views and an idyllic rural Lakeland setting, in the centre of the picturesque Grange village nestling within the spectacular Borrowdale Valley, approximately five miles south of Keswick.

- 3 Bedroom mid terraced Lakeland property
- Modern fitted kitchen
- Family bathroom and ground floor W/C
- Lounge
- Furnished
- Small patio to front with lovely views
- No Smokers or sharers
- Pets considered
- Council Tax Band TBC
- Available soon

Property Ref: KWR014





Kitchen

**Location:** Entering into Keswick town centre from High Hill proceed onto Main Street and turn right at the mini round about opposite the Cooperative food store and then bear left onto Heads Road. Continue across the mini roundabout onto the B5289 towards Borrowdale. Proceed and turn right where sign posted for Grange following the road across the bridge and then bearing left. The property is situated within the row of houses on the left by the green.

**Furnishings:** The property is offered furnished which includes: All large furniture as it is currently a holiday let

**Services:** Mains Electric, Water and Drainage. Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

**Viewings:** Strictly by appointment with Hackney & Leigh

**Ongoing Tenancy Management:** Upon tenancy commencement the property will directly managed by the landlord

**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 are unable to be accepted at this property. 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.

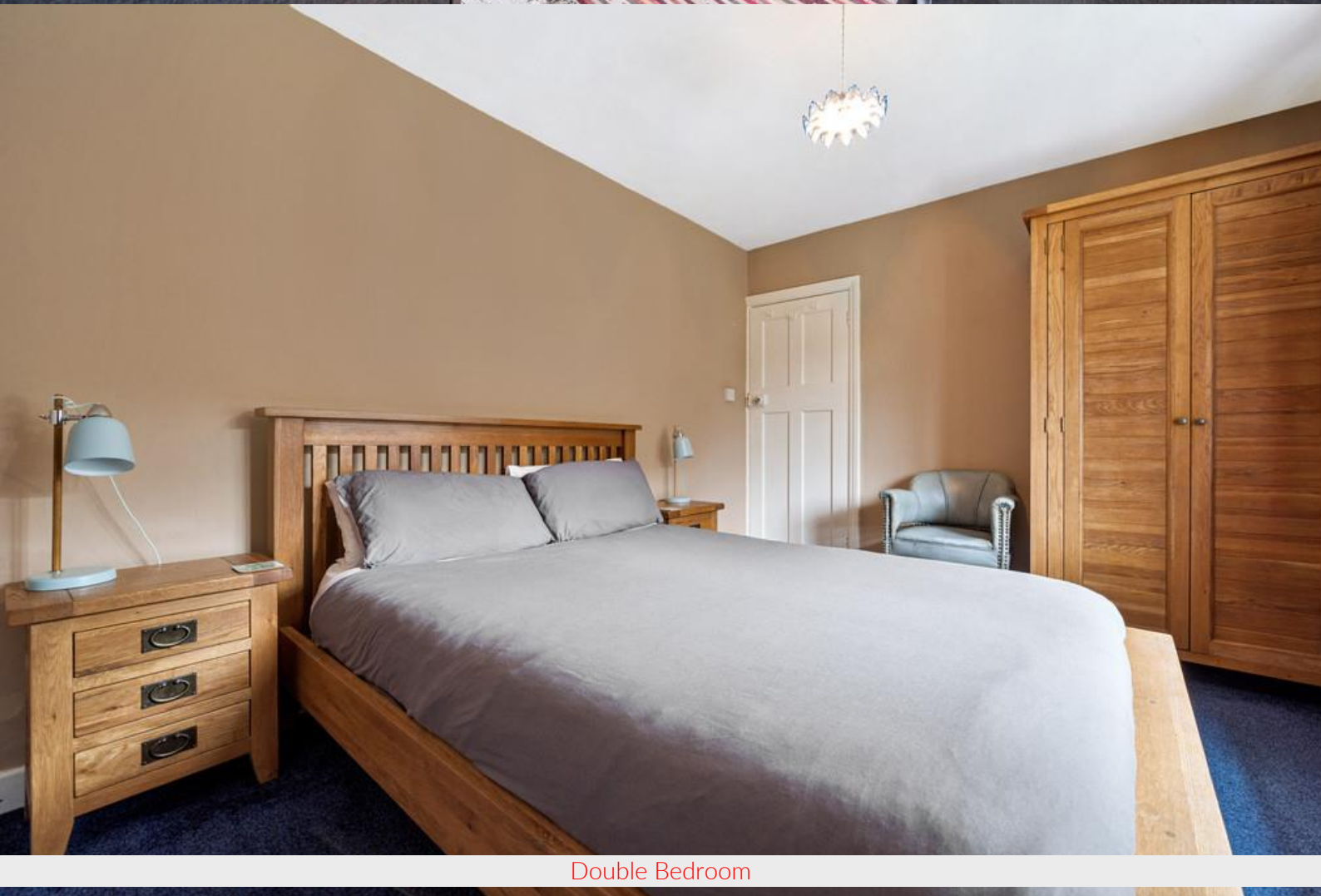
**Insurance:** It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

**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>



Lounge

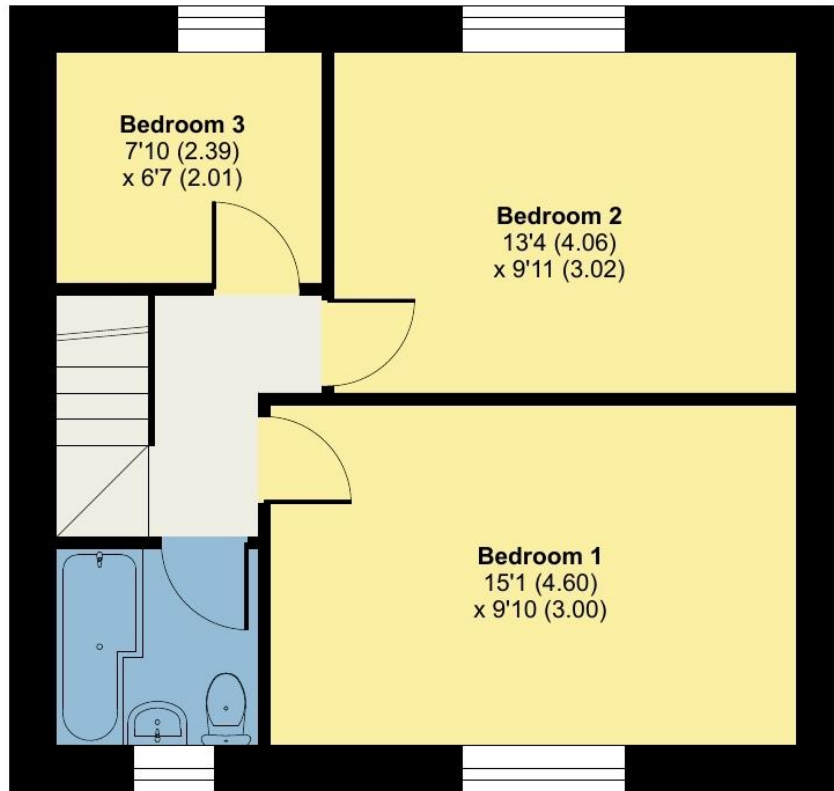


Double Bedroom

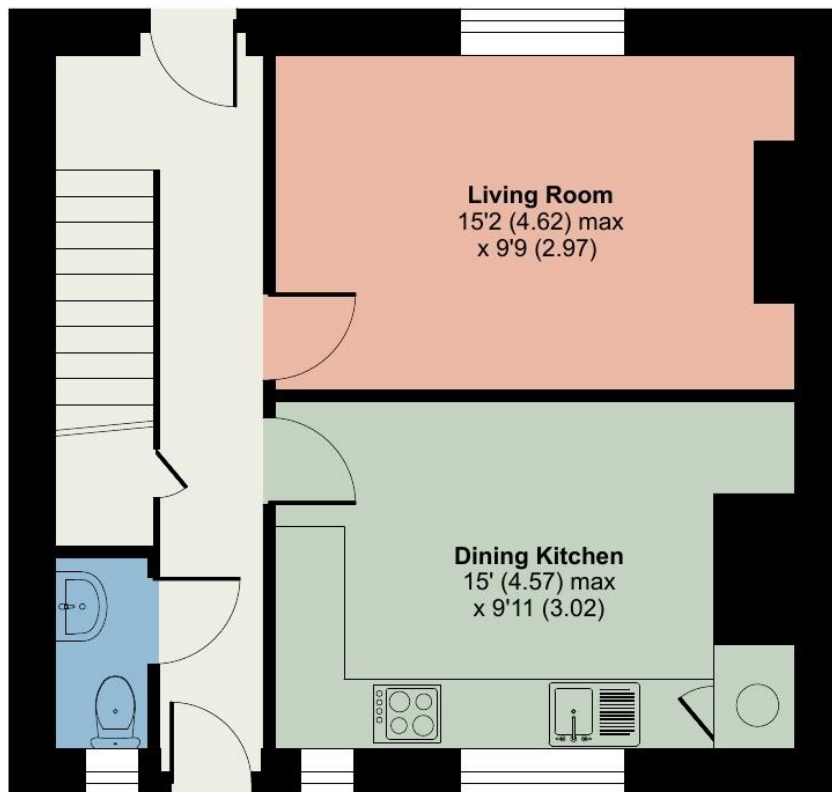
# How Cottage, Grange, Keswick

Approximate Area = 854 sq ft / 79.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Grange - Ref: KWR014

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1180400

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or

contact us to confirm the property's availability, especially if travelling some distance.