

Ulverston

**£650 pcm**

6 Conishead House, Priory  
Road  
Ulverston  
Cumbria  
LA12 9RX

A well presented, one bedroom ground floor apartment set in a tranquil private estate. Close to the picturesque village of Bardsea and a short drive into the market town of Ulverston. The property can be taken unfurnished or partly furnished.

- Ground Floor Apartment
- Large Living Dining Room
- Double Bedroom, Bathroom
- Off Road Parking Space
- Secluded Location on a Private Estate
- Part Furnishing Optional
- Pets Not Able to be Accepted
- No Smokers or Sharers
- Council Tax Band - B
- Available March

Property Ref: ULR0336

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## Kitchen

**Location:** Take the B5087 coastal road from Ulverston. At the lodge house turn left onto the private road of Great Head House Estates. Turn right at the end of the drive.

**Services:** Prepayment electric smart meter. Mains gas. Mains water. Ultrafast full fibre broadband available in the area. Continued management with Hackney and Leigh.

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

**Applying for a Tenancy:** Tenancy Application Forms are available from any Hackney & Leigh office.

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. £10 to be paid at the start of the tenancy to credit the electric meter.

**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](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>



Living Room



Bathroom

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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.