



## Haverthwaite

**£1,200 pcm**

3 The Barns  
Haverthwaite  
Ulverston  
LA12 8AE

A great opportunity to rent a unique, 3 bedroom cottage, in the historic railway village of Haverthwaite. Comprising; Living room with open plan dining, kitchen with separate utility room, conservatory, bathroom with additional ensuite, converted loft space and a rear garden.

- Three Bedroom Cottage
- Open Plan Living Dining Area
- Kitchen and Utility Room with Separate Conservatory
- Bathroom and Ensuite Shower Room
- Located in Historic Railway Village with Off Road Parking
- Furnished Optional
- Not Suitable for Pets
- No Smokers or Sharers
- Council Tax Band E
- Available Soon

Property Ref: ULR0503

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## Living Dining Area

**Location:** Proceeding out of Ulverston towards Haverthwaite on the A590, proceed until taking a right turn on to the B5278 to enter Haverthwaite village. Proceed along this road and take the first right turn to merge onto a lane at a small cluster of houses. 3 The Barns can be found as the second property on the left.

**What3Words:** //views.skillet.hang

**Furnishings:** The property is offered as Furnished Optional and furnishing items are as pictured. Furnishing are open to negotiation between landlord and applicants. TV is not included and is to be removed prior to viewings. Freestanding Fridge, Freezer and Dishwasher are remaining for the tenancy on a No Repair No Replacement basis. Further freestanding white goods pictured will be No Repair No Replacement if agreed to remain in the property.

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

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

**Ongoing Tenancy Management:** Upon tenancy commencement the property will be directly managed by Hackney & Leigh.

**Or** Upon tenancy commencement the rent will be paid to Hackney & Leigh, and the day to day management, along with the maintenance, will be managed directly 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 refundable 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>

For a Viewing Call 01539 792035



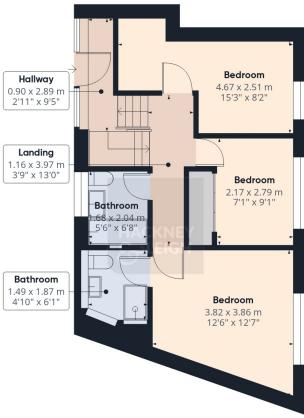
Kitchen



Rear Garden



Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

110.4 m<sup>2</sup>  
1188 ft<sup>2</sup>

**Balconies and terraces**  
10.4 m<sup>2</sup>  
112 ft<sup>2</sup>

**Reduced headroom**  
7 m<sup>2</sup>  
75 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.



OnTheMarket.com



[www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk)