HACKNEY & LEIGH Lettings

Cark In Cartmel

£1,650 pcm

Mackereth Cottage
Holker
Cark In Cartmel
Grange-over-Sands
LA11 7PJ

A fantastic opportunity to rent this three bedroom, Grade 2 Listed building, situated on the prestigious Holker Estate. The property comprises of; Living room, modern kitchen with separate utility, rear entrance vestibule, bathroom, large garden and open outside space.

- Three Bedroom, Grade 2 Listed Cottage
- Living Room with Multiple Store Room Spaces
- Modern Kitchen with Feature Burner & Separate Utility
- Large Garden and Open Outside Space
- Part of The Prestigious Holker Hall Estate
- Unfurnished
- Pets at Landlords Discretion
- No Smokers or Sharers
- Council Tax Band TBC
- Available Soon

Property Ref: GR340

3 1 1 TBC EPC

Living Room

Location: After proceeding through Allithwaite and Flookburgh on the B5277, make a right turn on Market St on to Station Rd and proceed through Cark on the B5278. After the Holker Hall main entrance, take the next left and Mackereth Cottage can be found as the first property on right on the junction.

What3Words: ///outwit.meaty.draining

Furnishings: This property is offered unfurnished.

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

Note: Council Tax Band is currently TBC and is in progress of being resolved. Council tax band is expected to be Band D. Tenants are advised to contact the council for further details and account set up.

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

Ongoing Tenancy Management: Upon tenancy commencement the property will be 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 week's 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: Higher rent may be payable where pets are permitted at the Landlord's discretion. 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 Landlordss discretion.

Insurance: It is the Tenant's 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.

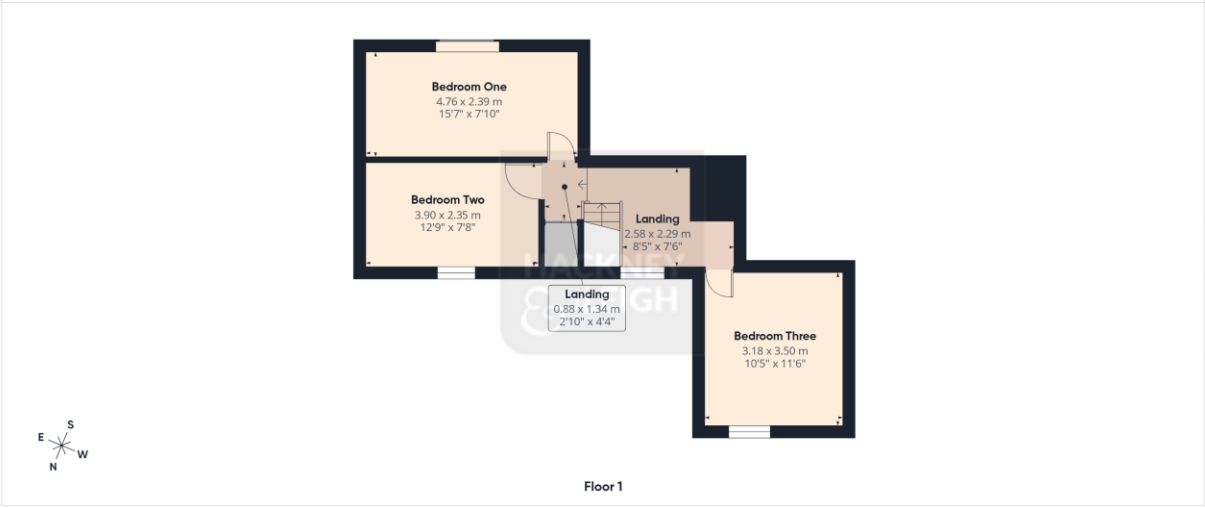
Energy Performance Certificate: The full Energy Performance Certificate is available on our website www.hackney-leigh.co.uk and also at any of our offices.

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

Woodland



Approximate total area(1)

104 m²

1120 ft²

Reduced headroom

0.2 m²

2 ft²

(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.