



Lindale

£1,600 pcm

Buck Crag

Lindale

Grange-Over-Sands

Cumbria

LA11 6NA

A fabulous unfurnished detached Lakeland Cottage with a wealth of character in a south facing setting surrounded by open countryside and fells with excellent views over open countryside towards Morecambe Bay. The spacious accommodation comprises two Reception Rooms, Kitchen, Utility/WC, three double Bedrooms and a four piece Bathroom. Large Garage/Workshop, ample Parking and Garden. CTB-F. Available Soon and Long Term.

- Detached Characterful Lakeland Cottage
- Two Reception Rooms, Three Double Bedrooms
- Oil Central Heating plus Stove and Open Fire
- Large Garage and Parking
- Garden - general maintenance included
- Unfurnished
- Pets at Landlord's Discretion
- No Smokers or Sharers
- Council Tax Band - F

Property Ref: GR178





Kitchen

Description A fabulous unfurnished detached Lakeland Cottage with a wealth of character in a south facing setting surrounded by open countryside and fells with excellent views over open countryside towards Morecambe Bay.

Location: To reach the property proceed North from Grange in the direction of Lindale. Join the A590 heading towards Newby Bridge and as the road levels out take the left hand exit signposted Cartmel & High Newton. At the T junction turn right then right again as if heading back on to the A590. Just before the main road turn left into 'the old road' and left again into the farm track keeping to the left through the farm yard and across the track through the field to Buck Crag.

Furnishings: This property is offered unfurnished. Fridge and dishwasher provided on a no repair or replacement basis.

Services: Mains water and electricity. Oil fired central heating to radiators and septic tank drainage. Septic tank needs to be emptied on annual basis by the tenant and Parkstanks need to be instructed to do it.
Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&upm=100110695355>

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

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

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: Higher rent may be payable where pets are permitted at the Landlords' 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 Landlords discretion.

Insurance: It is the Tenant's responsibility to insure their own possessions. Tenants

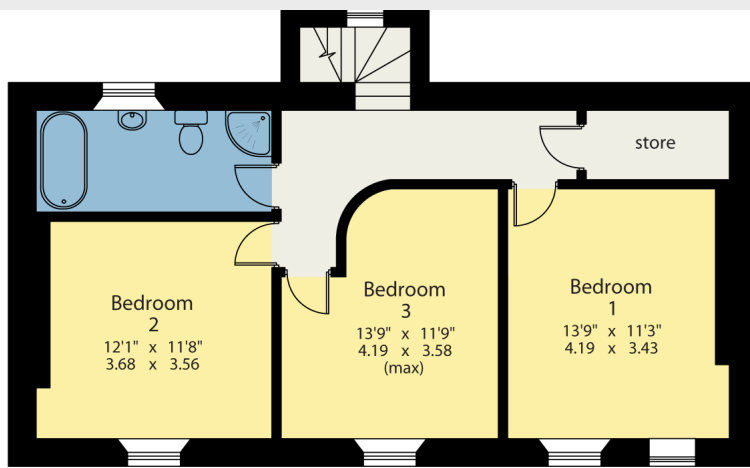
For a Viewing Call 015395 35553



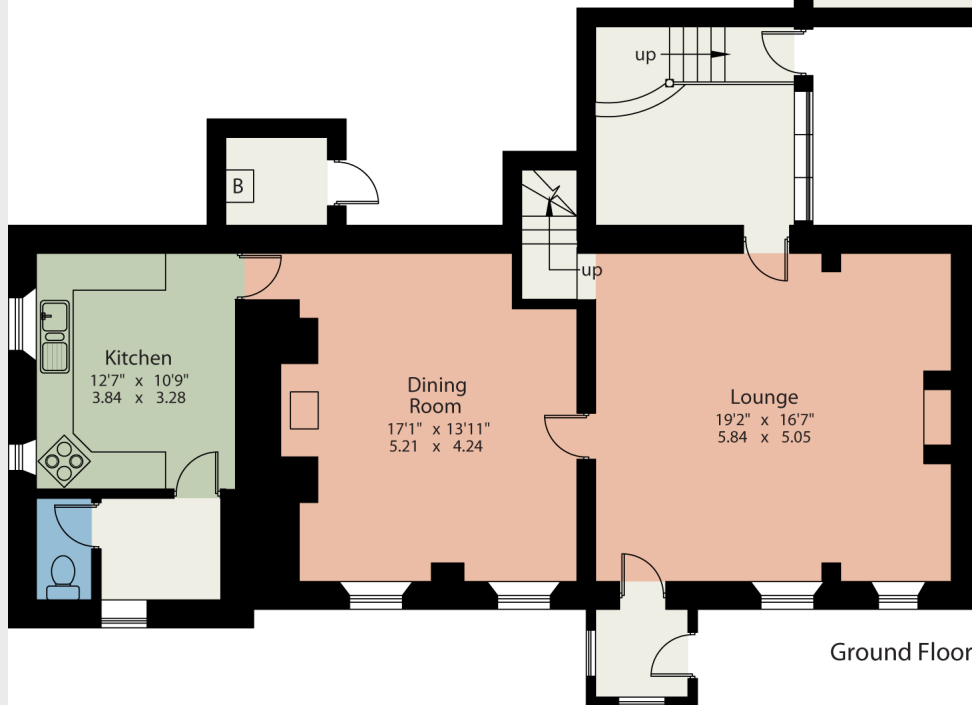
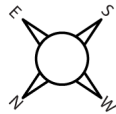
Lounge



View from Garden



First Floor



Ground Floor

Approx Gross Floor Area = 2383.3 Sq. Feet
= 221.4 Sq. Metres

For illustrative purposes only. Not to scale.

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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.