



## Lindale

£900 pcm

Sunset Cottage

Bell Hill

Lindale

Grange-Over-Sands

Cumbria

LA11 6LD

A three bedroom, part furnished, cottage in a quiet residential location. Comprising: two reception rooms, spacious kitchen dining room, utility room, optional third bedroom or study and shower room.

- Three Bedroom Cottage
- Quiet Residential Location
- Two Reception Rooms
- Spacious Kitchen Dining Room
- Rear Access and Garden Space
- Part Furnished
- Pets at Landlords Discretion
- No Smokers or Sharers
- Council Tax Band E
- Available Soon & Long Term

Property Ref: GR186

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Living Room

**Location:** Sunset Cottage is located within the heart of the village only a short walk to St Paul's Church, Primary School, handy for the Village Store and 2 local pubs. Turn opposite the Royal Oak pub (at the top of the village) into Windermere Road, then first left into Bell Hill with the church to your left and continue down the hill around the bend and take the next sharp left into a private cul-de-sac with Sunset Cottage being on the left.

**What3Words:** [///majority.rehearsal.octagonal](https://www.what3words.com/#!/rehearsal.octagonal)

**Furnishings:** This property is offered part furnished which includes bedroom and sitting room furniture, storage and ornamental furniture, dining table and chairs set, bed and mattress, TV. Washer/Dryer, fridge/freezer, additional fridge supplied to the property.

**Services:** Mains Electric, 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 – Grange Office.

**Ongoing Tenancy Management:** Upon tenancy commencement the property will 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 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>

**Note:** Photographs taken prior to current tenancy. Presentation/decoration may differ on viewing.

For a Viewing Call 015395 35553





Kitchen Dining Room



Bedroom One



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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.