

## Plantation Bridge

**£995 pcm**

3 Lane Head  
Plantation Bridge  
Kendal  
Cumbria  
LA8 9JR

A traditional three bedroom Lakeland cottage within the lake District National Park. Comprising open plan living with wood burner & kitchen, family bathroom with shower over bath & garden Offered part furnished. CTB-D. Available Soon & Long Term.

- Traditional Lakeland Cottage
- Three Bedrooms
- Open Plan Living & Kitchen
- Family Bathroom
- Large Garden
- Offered Part Furnished
- Cat Considered
- No Smokers Or Sharers
- Council Tax Band - D
- Available Soon & Long Term

Property Ref: KR0688

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## Open Plan Living

**Description:** A traditional 3 bedroom Lakeland cottage within the lake District National Park. Comprising open plan living with wood burner & kitchen, family bathroom with shower over bath & garden Offered part furnished.

**Location:** Leave Kendal on Windermere Road and on approaching the roundabout take the 3rd exit towards Windermere. After approximately 1.5 miles turn round at the petrol station and go back on yourself up the dual carriageway. Take the 2nd turning on the left signposted with a Footpath sign. 3 Lane Head is the middle cottage.

**What3Words:** ///mailers.feels.stray

**Furnishings:** The property is offered part furnished which includes: double bed and some bedroom furniture and dining table.

**Services:** Mains Electric and Water (Metered or Unmetered) and Drainage. Private drainage to Septic Tank. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

**Viewings:** Strictly by appointment with Hackney & Leigh – Kendal 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 12 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

For a Viewing Call 01539 792035



Kitchen Area



Rear Garden

"Double Click Text To Insert Floor Plan"

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### A thought from the owners...

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.