



TO LET

10 ELIM GROVE, WINDERMERE,
CUMBRIA LA23 2JN

£995.00 PER CALENDAR MONTH

10 Elim Grove is an excellently positioned 3-bedroom semi-detached house, which has undergone a full refurbishment including new kitchen, new bathroom, flooring and redecoration throughout. Located in a quiet cul-de-sac within easy walking distance of the bustling village of Bowness-on-Windermere and the shores of Windermere Lake. The villages of both Windermere and Bowness offer a wide range of shops, cafes and restaurants, and excellent links to the local road network.

Internally, the property briefly comprises an entrance hall, open plan living room and dining kitchen at ground floor and three bedrooms, and a family bathroom at first floor.

This fantastic property is available for long-term let and represents a rare opportunity to live in a prime central Bowness location. Offered unfurnished and available immediately to rent on an initial 6 month Assured Shorthold Tenancy Agreement.

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Edwin
Thompson



TO LET 10 Elim Grove, Windermere, Cumbria LA23 2JN

Key Features:

Central location
Newly refurbished
Peaceful residential setting
3 bedrooms
Private garden
Off street parking

Ground Floor:

Entrance (4.57m x 1.76m)

Vinyl flooring and entrance to the modern open plan living room and dining kitchen.

Living Room (4.45m x 3.45m)

Bright living room with large timber framed double glazed window overlooking the front garden, radiator underneath and newly fitted carpet.

Kitchen/Dining Room (2.96m x 5.33m)

Modern and newly fitted wall and base units with peninsula, integrated gas hob, electric cooker, dishwasher and extractor fan, and wood effect vinyl flooring. Window above the sink and timber French door leading to the rear garden.

First Floor:

Bedroom 1 (3.87m x 3.18m)

Double bedroom, newly fitted carpets and front aspect, double glazed window and radiator.

Bedroom 2 (3.57m x 3.18m)

Double bedroom, newly fitted carpets, view over the rear garden, double glazed window and radiator.

Bedroom 3 (2.04m x 2.49m)

Single bedroom, newly fitted carpets, front aspect, double glazed window and radiator.

Bathroom (1.98m x 2.03m)

Modern panelled walls and vinyl flooring, bath with electric shower over, toilet and wash hand basin, radiator and double-glazed window overlooking the rear garden.

Externally

Easy to maintain front and rear garden, perfect for small families and entertaining. Private parking for two cars and nearby street parking.

Services

Gas central heating throughout. Mains electricity, water and drainage. The tenant will be responsible for all outgoing on the property as well as the minor maintenance and decoration internally. The landlord will be responsible for structural repairs and exterior decoration.

EPC

The property has an EPC rating of C (69).



Council Tax

We are informed by Westmorland and Furness council that the property is a Council Tax Band D. The Council Tax for the year 2025/2026 being £2,376.70

Rent

A rent of £995 per calendar month, exclusive of outgoings.

Damage Deposit A damage deposit equal to 5 weeks rental will be payable at the onset of the tenancy.

Tenancy Agreement

The tenant(s) will sign a standard Assured Shorthold Tenancy Agreement prior to taking occupation of the property. A copy of the Agreement is available for viewing at the office.

Viewings Strictly by prior appointment through Edwin Thompson, Chartered Surveyors, 23 Church Street, Windermere, Cumbria LA23 1AQ.

Applications: Application forms are available from the Windermere office.

What 3 Words Reference

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Notes:

- (1) On expiry of the initial lease a further term may be offered.
- (2) Non-smokers only to apply.



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