



## Arrad Foot

£2,400 pcm

Gawith Field Cottage  
Arrad Foot  
Ulverston  
LA12 7SL

Gawithfield Cottage is a rather special cottage in a beautiful peaceful location on the upper reaches of the hamlet Arrad Foot. The property is surrounded by a large private garden and farm land beyond, and comes with plenty of off road parking plus an external workshop. Council Tax Band C. EPC: E

- Four Bedrooms, Two Reception Rooms & Large Kitchen
- One Family Bathroom & En-suite
- Utility Room
- Downstairs W/C
- Gated Driveway & Detached Garage
- Unfurnished
- Pets Not Accepted
- No Smokers Or Sharers
- Council Tax Band C
- Available in December

Property Ref: ULR0343

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E 



### Kitchen Diner

**Description:** Gawithfield Cottage is a rather special cottage in a beautiful peaceful location on the upper reaches of the hamlet Arrad Foot. The property is surrounded by a large private garden and farm land beyond, and comes with plenty of off road parking plus an external workshop. Council Tax Band C. EPC: E

**Location:** Travelling on A590 from Ulverston, go pass Newland and continue on A590 until you see a sign to turn left to Arrad Foot. Then continue onto Arrad Foot on second left after the turning, and continue the road onto Oak Vale. Gawith Field Cottage is on your right hand side in 0.1 miles.

**Furnishings:** This property is offered unfurnished. Integrated dishwasher and fridge/freezer are offered as landlord responsibility.

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

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

**Ongoing Tenancy Management:** Upon tenancy commencement the rent will be paid to Hackney & Leigh, and the day to day management, along with the maintenance, will be managed directly 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 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





Viewing from Dining Room



Second Reception Room

"Double Click Text To Insert Floor Plan"

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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.