



**HACKNEY  
& LEIGH**  
Lettings

## Water Yeat

**£695 pcm**

Corn Cottage  
Water Yeat  
Ulverston  
LA12 8DJ

A picturesque, one bed property set in a quiet village, south of Coniston Water. Compromising; living area, kitchen, double bedroom and bathroom. Externally there is an undercroft, a garden with a summerhouse and a driveway.

- One Bed Cottage In A Picturesque Location
- Living Room, Kitchen & Undercroft
- Bathroom With A Shower Over Bath
- Summer House, Garden & A Parking Space
- Easy access to The Lakes, Ulverston and Barrow
- Offered Furnished
- Pets at Landlords Discretion
- No Smokers or Sharers
- Council Tax Band TBC
- Available Soon & Long Term

Property Ref: ULR0488







### Living Area

**Location:** From Ulverston, take the A590 towards Greenodd and at the Greenodd roundabout take the first exit onto the A5092. Follow the road for around 2 miles. Take a right onto the A5084 when you reach the junction where there is a sign for Coniston. Stay on the road for around 2 1/2 miles. Upon entering Water Yeat, take the first turning on the left. The property will then be found on your right just before the village hall on your left.

**What3Words:** ///fattest.noun.growth

**Furnishings:** This property is offered furnished, but furniture may be removed by negotiation and agreement with the landlord. White goods include an undercounter fridge on a no repair or replacement basis.

**Services:** Mains Electric, Water (Metered). Drainage via Shared Septic Tank (Costs to be paid by the landlord). 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 property will directly managed 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 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>

For a Viewing Call 01229 582891





Bedroom One



Front Patio Garden





**Approximate total area<sup>(1)</sup>**

468 ft<sup>2</sup>

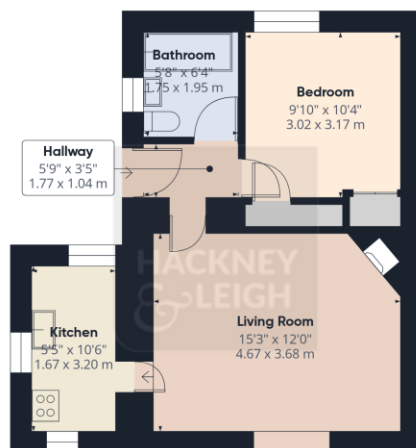
43.4 m<sup>2</sup>

**Reduced headroom**

59 ft<sup>2</sup>

5.5 m<sup>2</sup>

Floor -1



Floor 0

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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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.