

## Hawkshead

**£1,300 pcm**

Meadowside  
Near Sawrey  
Hawkshead  
Ambleside  
Cumbria  
LA22 0LF

A fully furnished, detached bungalow, enjoying delightful views over fields to the famous Tower Bank Arms and beyond. Comprising; Kitchen, lounge, bathroom, separate W/C, garden and off road parking.

- Three Bedrooms Detached Bungalow
- Modern Kitchen and Spacious Lounge
- Family Bathroom and Separate W/C
- Wonderful Lake District Location
- Off Road Parking
- Furnished
- Pets At Landlords Discretion
- No Smokers or Sharers
- Council Tax Band E
- Available Soon & Long Term

Property Ref: AMR1001





## Kitchen

**Location:** Located in the popular hamlet of Near Sawrey, famed for 'Hill Top', the residence of children's author Beatrix Potter, being a short drive from Hawkshead Village. From Hawkshead, proceed due south on the B5285 passing Esthwaite Water on the right hand side, on entering the village of Near Sawrey, bear left 100 yards before the Tower Bank Arms, and Meadowside is the second property along this lane. Alternatively, from Bowness proceed across the lake via the car ferry from Ferry Nab. Continue the journey on the B5285 to Near Sawrey and Hawkshead, bearing right 100 yards after the Tower Bank Arms.

**Services:** Mains electric and water supply. Oil fired central heating.

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

**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

For a Viewing Call 01539 792035



Lounge



Front parking area

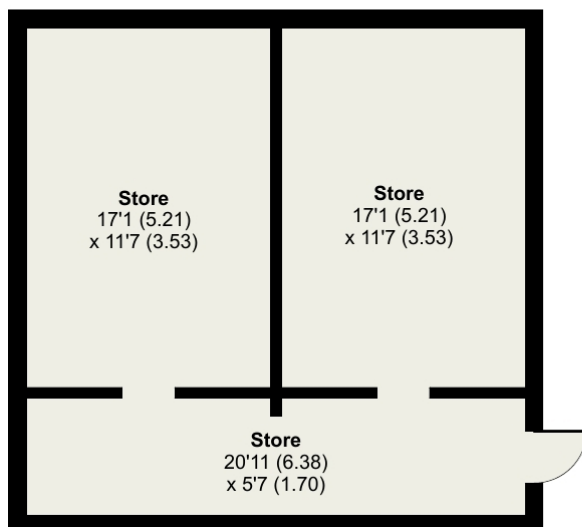
# Meadowside, Near Sawrey, Ambleside, LA22

Approximate Area = 931 sq ft / 86 sq m (includes garage)

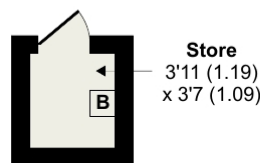
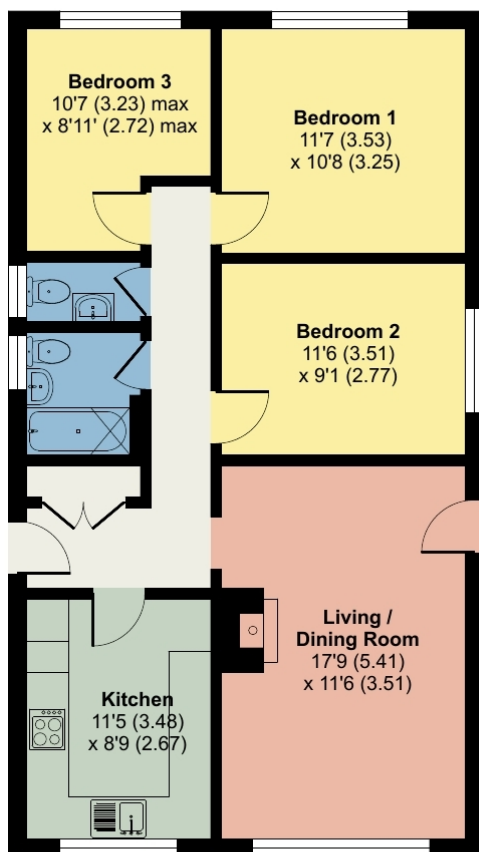
Outbuildings = 566 sq ft / 53 sq m

Total = 1497 sq ft / 139 sq m

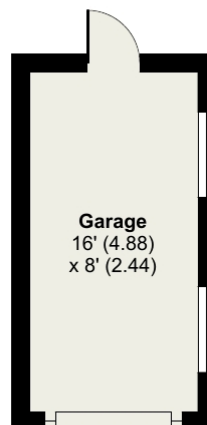
For identification only - Not to scale



## UNDERCROFT



## OUTBUILDING



## GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 843147

Near Sawrey Hawkshead - Ref: AMR1001

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.