



Cowan Head

£995 pcm

8 Mill Cottages
Cowan Head
Kendal
Cumbria
LA8 9HQ

A delightful two bedroom Lakeland cottage boasting a peaceful, riverside location. Accommodation comprising living room, kitchen, two bedrooms and shower room. Off road parking space.

- Characterful Detached Cottage
- Living Room, Open Plan Kitchen
- Two Bedrooms, Shower Room
- Off Road Parking Space
- Peaceful Location with Riverside View
- Offered Furnished will remove by Negotiation
- No Smoker or Sharers
- Not Suitable for Pets
- Council Tax Band - TBC
- Available April

Property Ref: KR1148





Living Room

Location: From Windermere, take the main A591 towards Kendal. Just before the Plantation Bridge garage and the Lakeland Great Outdoors Store, turn left at the signpost for Bowston and Cowan Head. Follow the road towards Bowston, then turn left into the lane signposted for Cowan Head. Continue along this lane until you reach the end, where No. 8 is the first cottage on your left-hand side.

What3Words: ///strong.stands.shredding

Note: The lower portion of the main bedroom windows are currently boarded as there are new frames to be made and installed.

Furnishings: This property is offered furnished but this can be removed by negotiation. Fridge, washing machine and dishwasher are included for the tenants use on a non repair or replacement basis.

Services: Mains Electric, Gas, Water (Unmetered). Septic tank drainage. The tank is emptied annually and the cost of emptying the tank is split between the seven properties with the tenants responsible for one seventh of the cost. Internet/WIFI is not included and is to be arranged at tenants cost if required. Internet Speed Checker: <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 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 refundable 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: Pets are unable to be accepted at this property. 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 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 01539 792035



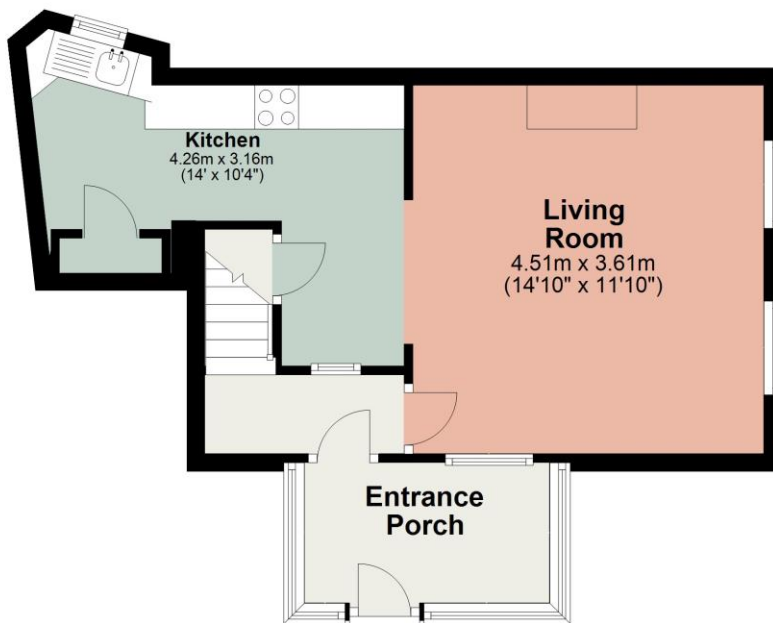
Bedroom One



Riverside Location

Ground Floor

Approx. 36.2 sq. metres (390.2 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.5 sq. feet)



Total area: approx. 66.0 sq. metres (710.7 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

REF:

Plan produced using PlanUp.

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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.