

Burton

£1,250 pcm

11 Church Bank Gardens
Burton
Carnforth
Lancashire
LA6 1NT

An opportunity to rent a detached bungalow offering well proportioned accommodation on the outskirts of the popular village of Burton in Kendal. Comprising; three double bedrooms, en-suite bathroom, attached garage and ample parking. Pets at LL's Discretion. CTB - E. Available Now.

- Three Bedroom Detached Bungalow
- Located in the Popular Village of Burton in Kendal
- Spacious Kitchen Diner, Two Bathrooms
- Attached Garage and Off Road Parking
- Offered Unfurnished
- Children Welcome
- Pets at Landlords Discretion
- No Sharers or Smokers
- Council Tax Band E
- Available Now

Property Ref: CR1220

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Kitchen Dining Room

Location: On entering Burton proceed onto the Main Street, and pass through the centre of the village. Take a right hand turn after Church Bank House. Follow the road up Church Bank Gardens and take the first left into the new housing development. The property can be found on the left hand side

What3Words: ///nest.respected.football

Furnishings: This property is offered unfurnished.

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

Viewings: Strictly by appointment with Hackney & Leigh – Kirkby Lonsdale Office.

Ongoing Tenancy Management: Upon tenancy commencement the property will be directly managed by 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 12 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 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

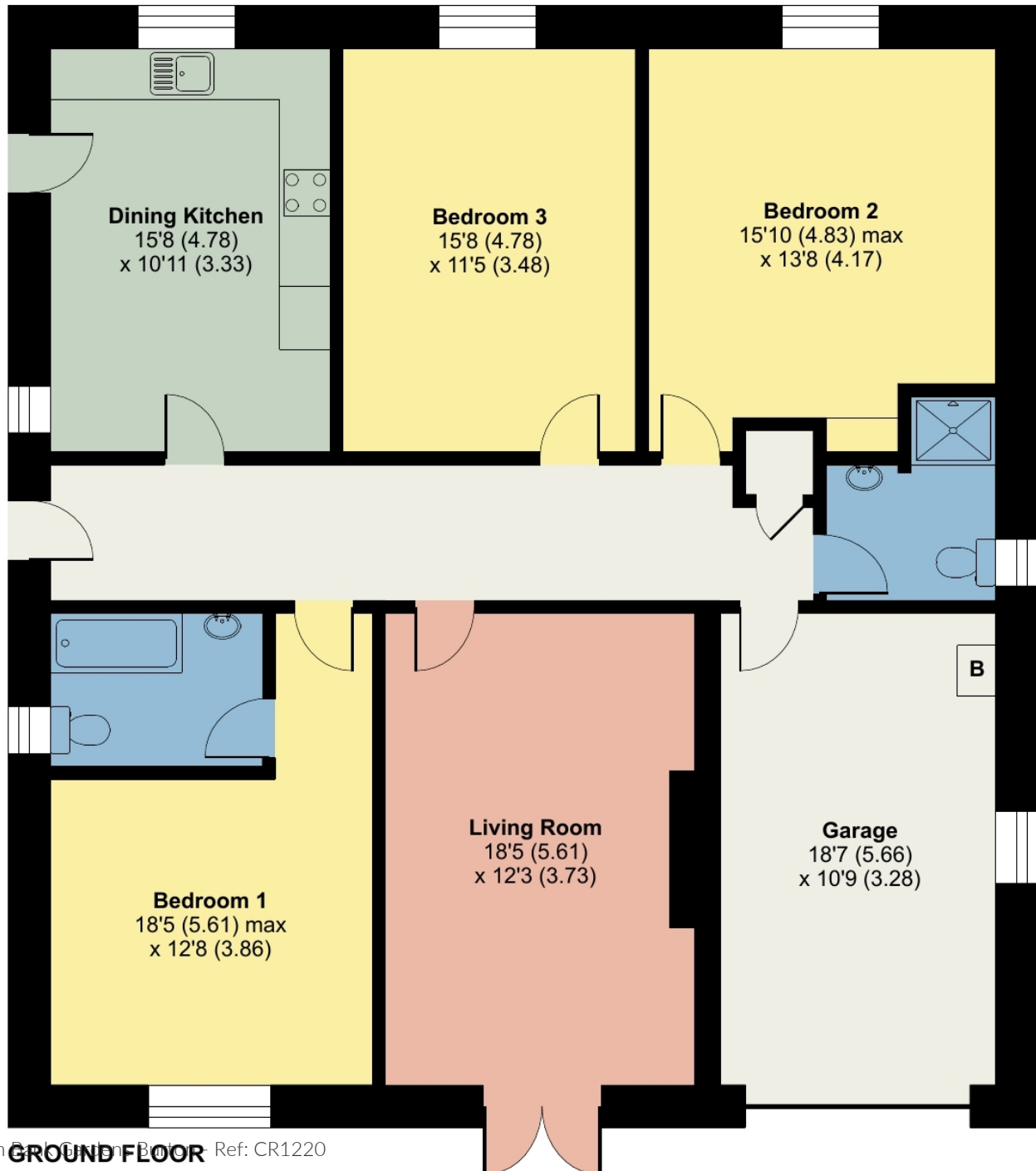


Bedroom One EnSuite



Views Towards Farleton Knott

For identification only - Not to scale



11 Church Park Garden, Burton Ref: CR1220



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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contact us to confirm the property's availability, especially if travelling some distance.