



Tunstall

£750 pcm

3 Post Office Row
Tunstall
Carnforth
LA6 2QN

An opportunity to rent a well presented traditional one bedroom cottage in the village of Tunstall. A great location for local transport links the modern cottage benefits from an ample garden along with off street parking.

- Delightful One Bedroom Cottage
- Well Presented Throughout
- Great Location for Local Commutes
- Large Rear Enclosed Garden
- Offered Unfurnished
- Off Road Private Parking for Two Vehicles
- Pets Considered at Landlords Discretion
- No Smokers
- Council Tax Band - B
- Available Soon & Long Term

Property Ref: KLR3143





Open Plan Living Area

Location: From Kirkby Lonsdale take the A65 towards Ingletton, passing over the bridge and turn right onto the A683 towards Lancaster. Pass through Burrow and on entering Tunstall, Post Office Row can be found on the left opposite the Lunesdale Arms. Parking is to the rear of the property.

What3Words: [///wooden.cocktail.calculate](https://www.what3words.com/wooden.cocktail.calculate)

Furnishings: This property is offered unfurnished. Integrated dishwasher included, Landlord responsibility.

Services: Mains Electric, Mains Water (Unmetered) and Drainage via Shared Septic Tank (Costs to be paid by the Landlord). B4RN Enabled. 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 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 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: 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



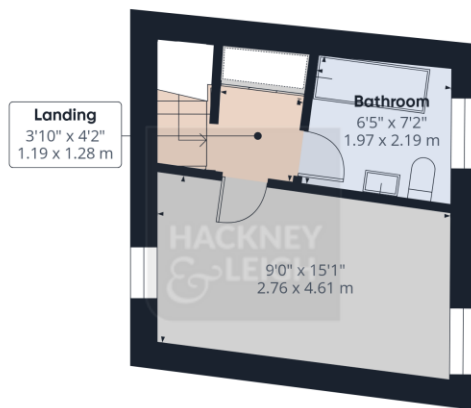
Kitchen Area



Rear Garden



Floor 0



Floor 1



Approximate total area[®]

448 ft²
41.7 m²

(1) Excluding balconies and terraces

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

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3 Post Office Row, Tunstall - Ref: KLR3143

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.