

Allithwaite

£950 pcm

Texel Lodge, Meadows End,
The Pastures
Templands Lane
Allithwaite
Grange-over-Sands
Cumbria
LA11 7QY

A well presented modern two bedroom, fully furnished lodge in the prestige The Pastures park. Comprising open plan kitchen living space, featured log burner, two bedrooms, bathroom and additional ensuite, garden space with attached decking terrace.

- Two Bedroom Fully Furnished Lodge
- Open Plan Kitchen Living with Log Burner
- Bathroom and Additional Ensuite
- Hot Tub Available at Additional Cost
- Garden Space with Decking Terrace
- Service Charge Payable of £200 pcm
- No Smokers or Sharers
- Pets at Landlords Discretion
- Council Tax Band - Included
- Available Soon & Long Term

Property Ref: GR335

2 

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1  N/A 



Open Plan Living Area

Location: From our Grange office, proceed out of Grange-Over-Sands on Kents Bank Road towards Allithwaite. When entering Allithwaite, merge right on to Holme Lane, proceed on to The Square and then on to Cartmel Road. At the end of the road turn left on to Templands Lane and then turn immediate right in to The Pastures. Turn left at the Meadows End sign and Texel Lodge can be found on the right, half way up the road.

What3Words: ///quits.food.lure

Furnishings: The property is offered furnished which includes furnishings, kitchenware and sundry decorative items. Fridge Freezer, Washing Machine and Dishwasher are included and are the Landlords responsibility. There is a Hot Tub that can be included for an additional £50.00 pcm.

Services: Please note there is a Service Charge payable by the tenants of £200 pcm. Utilities are invoiced every six months by the Land Owners and tenants will be responsible for paying this. Mains Electric, Gas, Water and Drainage. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

Viewings: Strictly by appointment with Hackney & Leigh – Grange-Over-Sands 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 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.

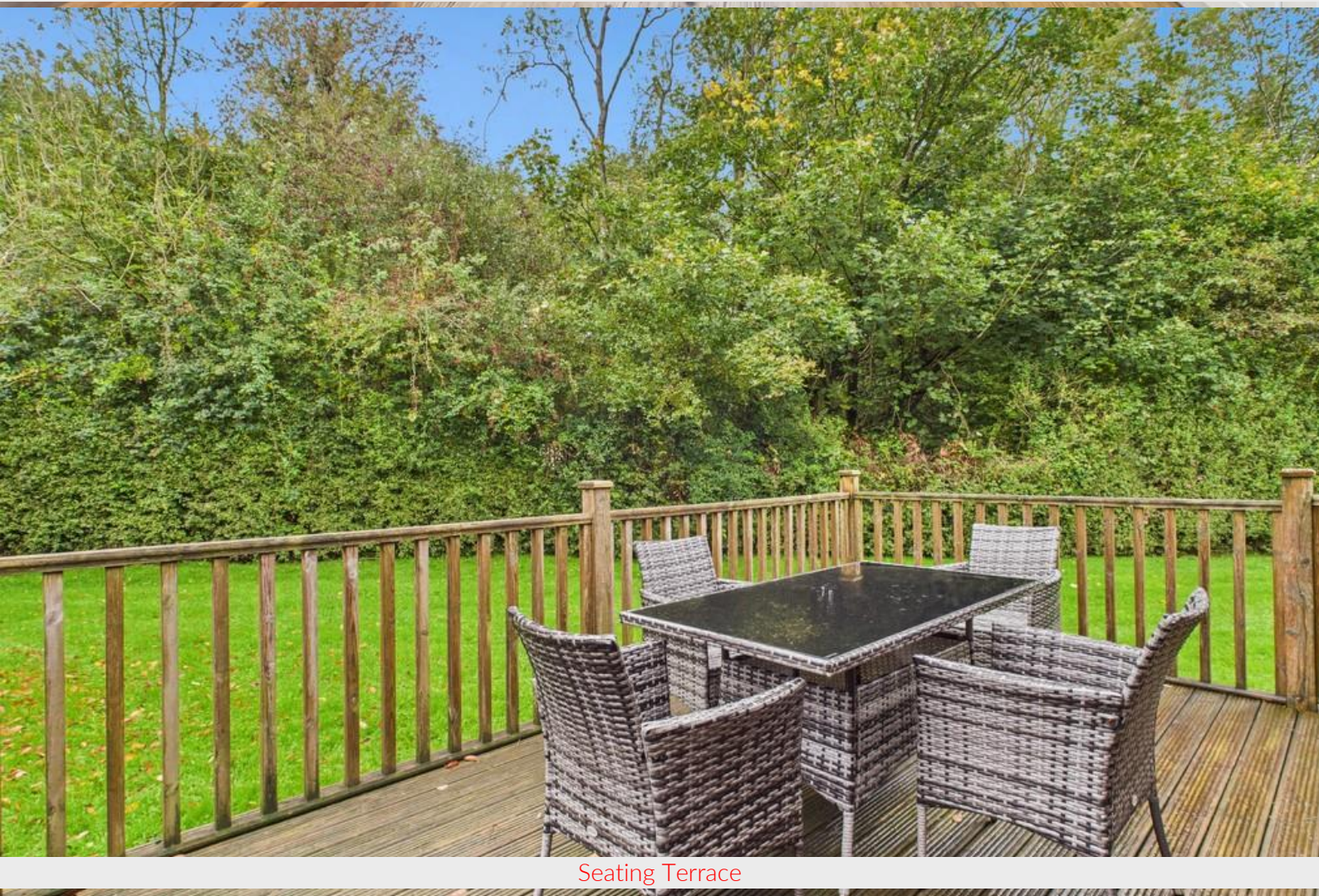
Insurance: It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

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>

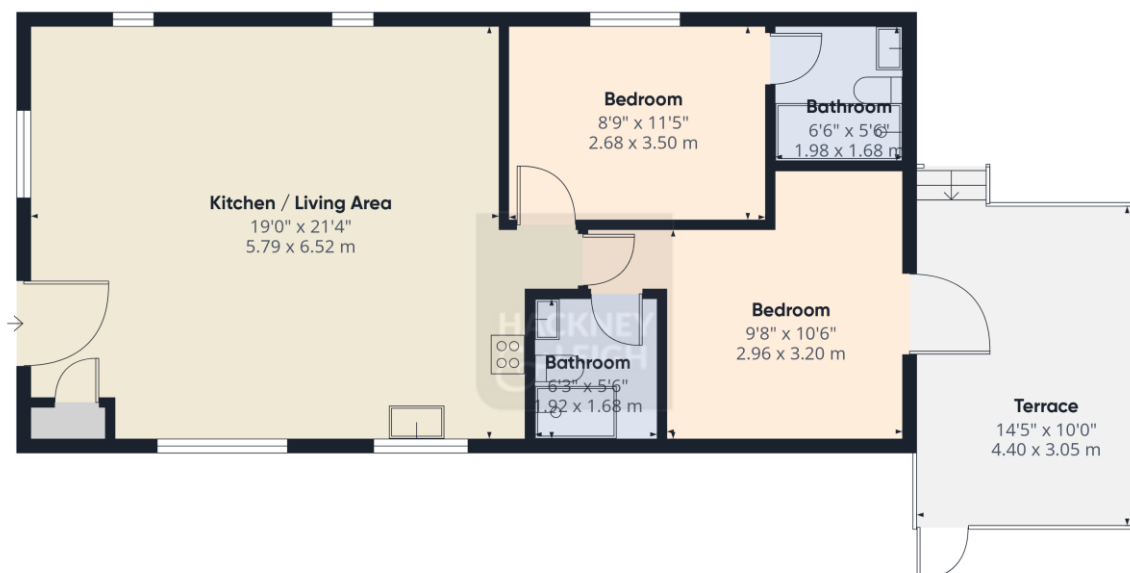
For a Viewing Call 01539 792035



Open Plan Living Area



Seating Terrace



Approximate total area⁽¹⁾

725 ft²
67.4 m²

Balconies and terraces

150 ft²
13.9 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.

GIRAFFE 360

Templands Lane, Allithwaite - Ref: GR335

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.