



**HACKNEY
& LEIGH**
Lettings

Windermere

£1,250 pcm

68 Craig Walk

Windermere

Cumbria

LA23 2JS

A furnished 4 bedroom Lakeland Stone mid terrace house within easy reach of both Windermere and Bowness.

- Four Bedroom Home in the Lakes
- Two Reception Rooms and Basement Room with Shower Room
- 3 Bathrooms plus 1 Ensuite
- Furnished
- Front Garden and Rear Patio
- Within easy reach of Windermere and Bowness
- Not suitable for pets
- No Smokers or Sharers
- Council Tax Band TBC
- Available Soon

Property Ref: WR933

4

4

3

TB



Living Room

Location: From Windermere proceed towards Bowness on New Road which continues as Lake Road, bearing left onto Craig Walk immediately before the Police Station. Follow the road for nearly half a mile. Number 68 can be found on your right-hand.

What3Words: ///curvy.devoured.flukes

Furnishings: The property is offered furnished which includes integrated white goods.

Services: Mains Electric, Gas, Water (Metered or Unmetered) and Drainage. Private Oil, LPG Gas, Private Water, Private or Shared Septic Tank (Costs to be paid by the tenant, landlord, shared). B4RN Enabled. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&upm=100110695355>

Viewings: Strictly by appointment with Hackney & Leigh – Lettings Team

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 accepted application must be accompanied by payment of a Holding Deposit (one weeks rent) payable either by bank transfer or debit/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: 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.

For a Viewing Call 01539 792035

Energy Performance Certificate: The full Energy Performance Certificate is



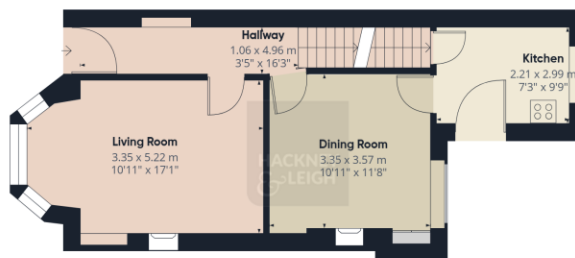
Kitchen



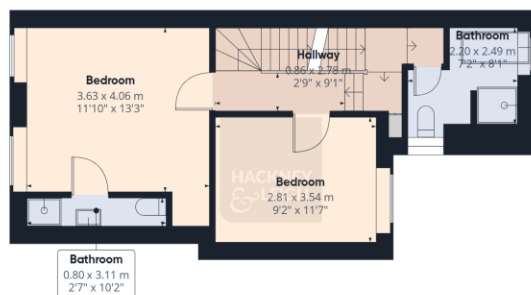
Dining Room



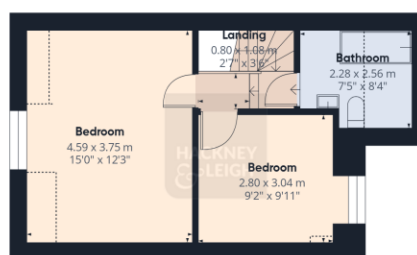
Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area^m

131.3 m²

1414 ft²

Reduced headroom

4 m²

43 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

68 Craig Walk Windermere - Ref: WR933

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.