



Coniston

£750 pcm

Willowbeck

Haws Bank

Coniston

Cumbria





LA21 8AR

Deceptively spacious, this immaculate home close to central Coniston is an absolute delight.

Having a living room with balcony overlooking the beck, kitchen, 3 bedrooms, a bathroom, front and rear gardens, a garage and plentiful storage.

- Immaculate family home
- Just a short level stroll from central Coniston
- Spacious living room and a modern kitchen
- 3 bedrooms, 1 bathroom
- Gardens, garage and off road parking
- Children at landlords discretion
- No smokers, No Pets, No Sharers No Dss
- Available Now
- 12 month initial contract
- EPC Band E, Council Tax Band D

Property Ref: AMR1093

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Kitchen

Location: From the centre of Coniston, proceed south towards Torver passing the BP petrol station on your left. Continue along this road passing The Ship Inn, and the property can be found after a few hundred yards on the left hand side.

Services: Mains gas, electricity, water and drainage are all connected.

The Tenancy: The property will be let on a fixed term Assured Shorthold Tenancy for a minimum period of 6 months. There is no 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 providers' charges supplied to the tenant during the tenancy.

Insurance: It is the Tenants' responsibility to insure their own household contents for the term of the tenancy and to have accidental damage cover in respect of the Landlord's property.

References: All applicants will be required to provide satisfactory references i.e. 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.

Tenants Application & Costs: At the time of applying you will be required to pay an application fee of £120 inc VAT per property and the

credit reference fee of £20 inc VAT per person either by cash/cheque or debit card. These fees are non-refundable.

Deposit & Rent: The successful Tenant will be required to pay a deposit prior to the start of the tenancy, equal to one calendar month's rent plus £100. 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.

Application Forms: Are available from Hackney & Leigh offices. Each application must be accompanied by payment of the application fee and the credit reference fee. In order to be eligible to rent a residential property in the UK, you will be asked to provide evidence of nationality and identity to validate your "Right to Rent" under the Immigration Act 2014. This applies to all adults of 18yrs and over.

Viewings: Strictly by appointment with Hackney & Leigh.

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.

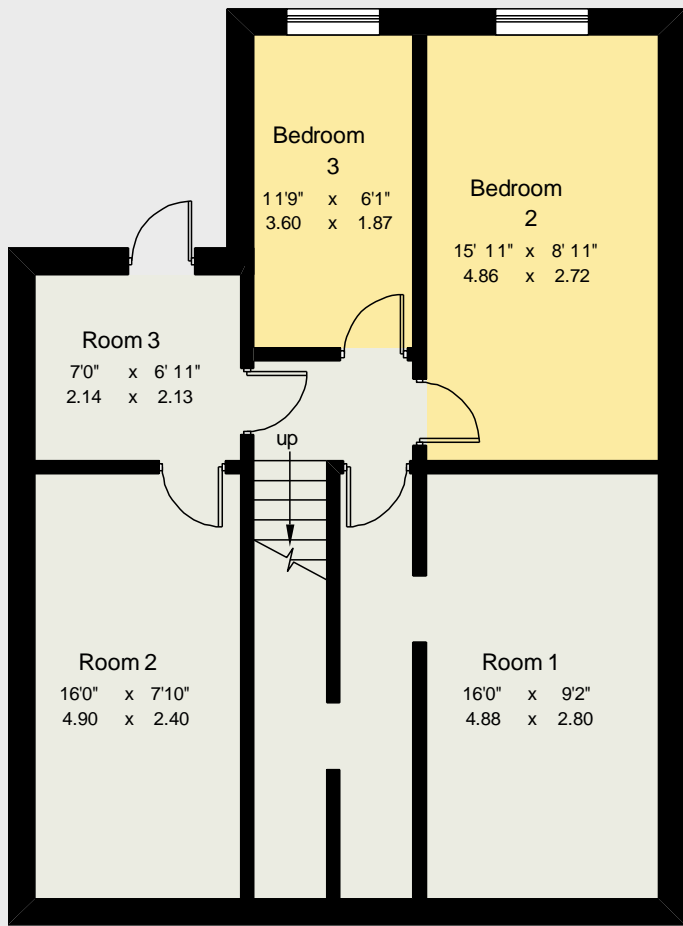
How to rent: Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>



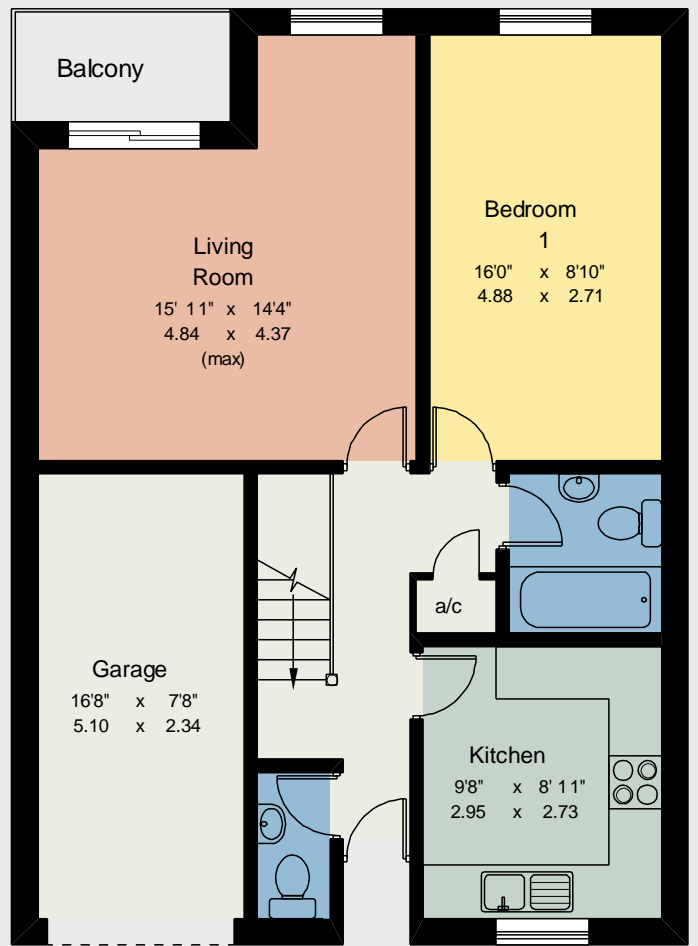
Living Room



Roadside Elevation



Lower Ground Floor



Ground Floor

Approx Gross Floor Area = 1427 Sq. Feet
 (inc. Garage) = 132.5 Sq. Metres

For illustrative purposes only. Not to scale.

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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.