



Cowan Head

£1,750 pcm

Willow

2 Gilthroton Barn

Cowan Head

Burneside

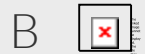
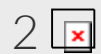
Kendal

LA8 9HQ

Opportunity to rent a beautifully renovated two-bedroom apartment in the peaceful countryside at Cowan Head. Comprising furnished accommodation of open-plan living space, stylish kitchen, two spacious bedrooms with ensuite, ample storage, outbuildings, a large garden and allocated parking.

- First Floor Apartment
- Open Plan Living Space
- Two Bedrooms, Two Ensuites
- Parking, Garden and Outbuilding Storage
- Countryside Location
- Furnished
- No Smokers
- No Sharers
- Council Tax Band - C
- Available June

Property Ref: KR1181



Description: Opportunity to rent a beautifully renovated two-bedroom apartment in the peaceful countryside at Cowan Head. Comprising furnished accommodation of open-plan living space, stylish kitchen, two spacious bedrooms with ensuite, ample storage, outbuildings, a large garden and allocated parking. CTB-C. Available June.

Location: From Kendal, take the main A591 towards Windermere and turn right where signposted Bowston and Cowan Head just after the Plantation Bridge BP Garage and follow the road towards Bowston. Turn left onto the access lane leading to the Cowan Head development and just before the electric gates turn left at the signpost stating Willow, head into the former farm yard and Willow can be found on as the first property on your left hand side

What3Words: ///sneezed.basis.neckline

Furnishings: The property is offered furnished which includes: living room furniture including sofas, dining table and chairs, double bedframes and mattresses, bedroom furniture and sundry decorative items. Kitchenware including crockery and cookware. Appliances of fridge freezer, washer dryer, dishwasher and Quooker Tap included as Landlord responsibility.

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

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

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, on our website and will be e-mailed automatically following a viewing to the e-mail address provided. An application form should be completed for any intended occupants aged 18 yrs and above . Upon acceptance of an application the payment of the Holding Deposit (one weeks rent) is required, payable either by debit or credit card or bank transfer. 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 an Assured Periodic Tenancy Agreement (APT). The tenancy continues on a rolling periodic basis until either party serves notice to terminate the agreement. To end the tenancy a tenant is required to provide a minimum of two month's notice, to end on the last day of a rent period. The landlord is required to serve a Section 8 notice to

bring the tenancy to an end, using the relevant grounds for repossession.

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 after the APT has been signed, but prior to the tenancy start date and keys being released. Please Note: It is NOT possible to use the deposit as rent for the final month.

Pets: All pets must be need to declared at application stage. Pets are permitted at the landlord's discretion, and must be fairly considered. 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. If a pet is accepted the landlord is permitted to request that the tenant has the relevant pet insurance in place in order to protect the property. 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>

Note: Photographs taken prior to current tenancy. Presentation/decoration may differ on viewing.



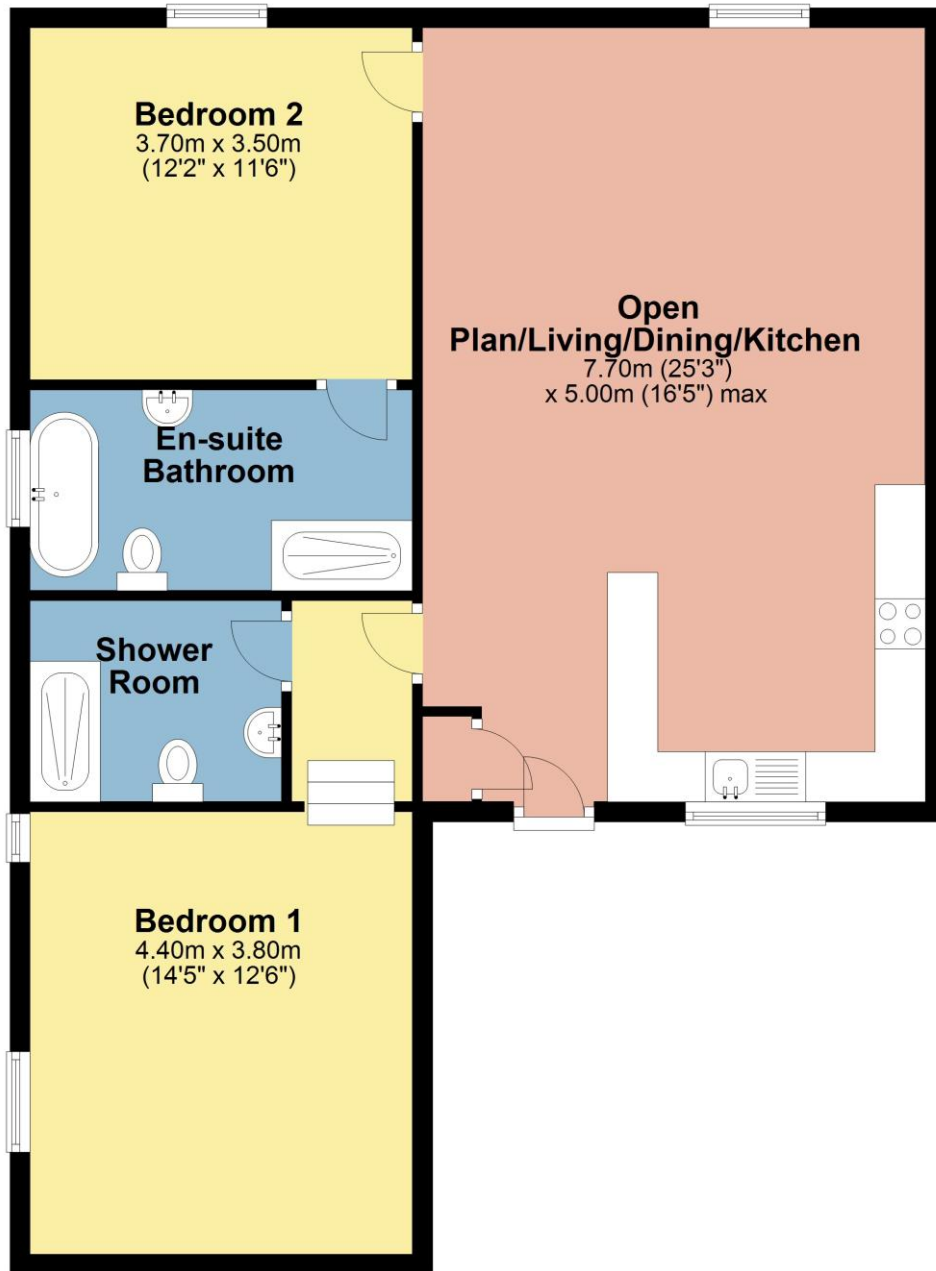
Open Plan Dining Kitchen



Garden

Ground Floor

Approx. 84.1 sq. metres (904.8 sq. feet)



Total area: approx. 84.1 sq. metres (904.8 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

2 Gilthroton Barn Cowan Head - Ref: KR1181

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.