



**HACKNEY
& LEIGH**
Lettings

Baycliffe

£745 pcm

The Annexe
Crabtree Barn Baycliffe
Ulverston
Cumbria
LA12 9RN

A charming, part furnished barn conversion having character features including exposed beams in a village location.

Comprising open plan living area, modern kitchen with dish washer and fridge/freezer. Main bedroom, mezzanine, study and shower room. Downstairs there is a shared store/utility room with washing machine, tumble dryer and freezer. Outside, there is shared use of the beautiful sunny rear garden, unallocated on road parking.

- Barn Conversion
- Open Plan Living Area
- Modern Kitchen with Appliances
- Bedroom plus Mezzanine, Study and Shower Room
- Central Location for Local Amenities
- Part Furnished
- No Smokers or Sharers
- Pets Considered at Landlords Discretion
- Council Tax Band D
- Available Now and Long Term

Property Ref: ULR0408

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Living Area

Location: From Tank Square Roundabout, heading North East, follow the A590 and turn right onto Quebec St/A5087 and follow the road for about 4 ½ miles. Take the slight right into Baycliff and follow the road about 200 yards, and the property can be found on your right-hand-side.

What3Words: ///mimes.shepherdess.alongside

Furnishings: The property is offered part furnished including sofa, dresser, breakfast bar with stools. Kitchen with cookware, crockery and cutlery and appliances including an integrated dishwasher and fridge freezer. Double bed, mattress and bedroom furniture to main bedroom, futon to mezzanine. Note: There is a washing machine, tumble dryer and freezer in the shared store for shared usage with the Landlord.

Services: Mains Electric, Water and Drainage. The tenant is to pay £15 pcm to the Landlord for water.

Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&upm=100110695355>

Viewings: Strictly by appointment with Hackney & Leigh – Ulverston 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. 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 re-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: 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.

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 the most recent tenancy. Presentation may differ on inspection.

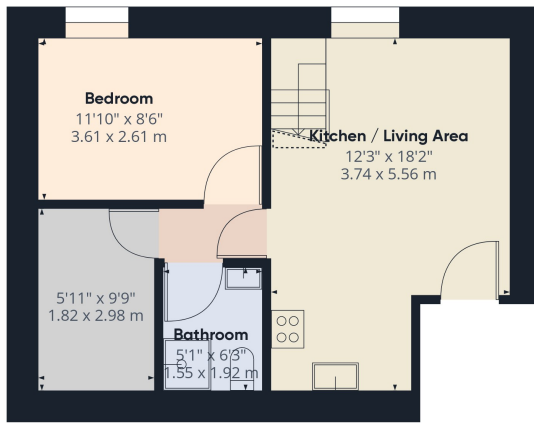
For a Viewing Call 01229 582891



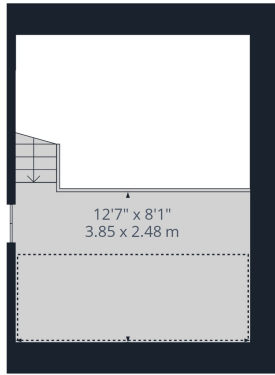
Kitchen



Bedroom One



Ground Floor



Floor 1

Approximate total area⁽¹⁾

518.07 ft²
48.13 m²

Reduced headroom

70.17 ft²
6.52 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Crabtree Barn Baycliffe - Ref: ULR0408

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.