



Ulverston

£1,650 pcm

North Lodge
Priory Road
Ulverston
Cumbria
LA12 9QF

A beautifully presented detached house, furnished to a high standard and set within picturesque gardens in a lovely location. Offering a spacious open plan living, dining and kitchen area, additional snug, two double bedrooms with built-in storage, en-suite shower room, family bathroom, utility room and garage.

- Detached Characterful Property
- Feature Open Plan Living Area
- Contemporary Kitchen and Bathroom Fittings
- Two Double Bedrooms with Built in Storage
- Attractive Gardens, Garage and Ample Driveway Parking
- Furnished
- Woodland Walks to Beach Nearby
- No Smokers or Sharers
- Council Tax Band - D
- Available Late November

Property Ref: ULR0361



Location: Take the A5087 coastal road from Ulverston. Take the entrance on the left onto the private road of Great Head House Estates and the private driveway to North Lodge is immediately on the left.

What3Words: [///sketching.campsites.twinkled](https://www.what3words.com/sketching.campsites.twinkled)

Furnishings: The property is offered fully furnished including furnishings, kitchenware and sundry decorative items. Appliances include integrated fridge, freezer, microwave and dishwasher to kitchen. Washing machine and tumble dryer in garage. These items are included on a non repair or replacement basis.

Services: Mains Electric, Gas, Water (Unmetered). Septic tank drainage, emptying is the responsibility of the Tenant. 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 rent will be paid to Hackney & Leigh, and the day to day management, along with the maintenance, will be managed directly by the landlord.

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: An applicant is required to advise if they have pets, and their application 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.

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.

Note: Photographs taken during current tenancy, some items are tenants own and belong with the property.

Please note there is a stream in the grounds of this property.



Open Plan Kitchen





Floor 0



Floor 1



Approximate total area*

110 m²
1165 ft²

Reduced headroom

1.5 m²
16 ft²

* (1) including balconies and verandas

Reduced headroom

below 1.6 m/5 ft

Calculations reference the RICS PRM 10 standard. Measurements are approximate and not to scale. This floor plan is provided for illustration only.

ORAFPE390

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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.