



Bowness-On- Windermere

£895 pcm

Holly Cottage
South Terrace
Bowness-on-windermere
Windermere
LA23 3BH

A two bedroom mid terrace property in a great location in Bowness on Windermere. Comprising; Open plan living room & kitchen, two bedrooms and a bathroom. Local Occupancy Restrictions Apply.

- A Mid Terrace Cottage
- Open Plan Living Room & Kitchen
- Two Bedrooms & A Bathroom
- On Street Permit Parking Available
- Local Occupancy Restrictions Apply
- Part Furnished
- Some Pets May Not Be Accepted
- No Smokers
- Council Tax Band C
- Available Soon

Property Ref: WR938





Living Room

Location: Leaving Bowness head up the hill and South Terrace is on the right hand side, across from The Cinema. The property is located on the right hand side on South Terrace.

What3Words: ///huddling.dilute.generated

Furnishings: The property is offered part furnished which includes the items pictured. The washing machine is being left on a no repair/replacement basis.

Services: Mains Electric, Gas, Water (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 - Windermere 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-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.

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>

Local Occupancy Clause The dwelling house shall not be occupied otherwise than by the following descriptions of persons:

a) a person employed, about to be employed, or last employed in the locality, or

b) a person who has, for the period of three years immediately preceding his occupation, had his only or principle residence in the locality
In this condition, unless otherwise agreed in writing with the local planning authority, 'locality' shall mean the Parish of Windermere and the expression, 'person' shall include the dependants of a person residing with him or her or the widow or widower of such a person.

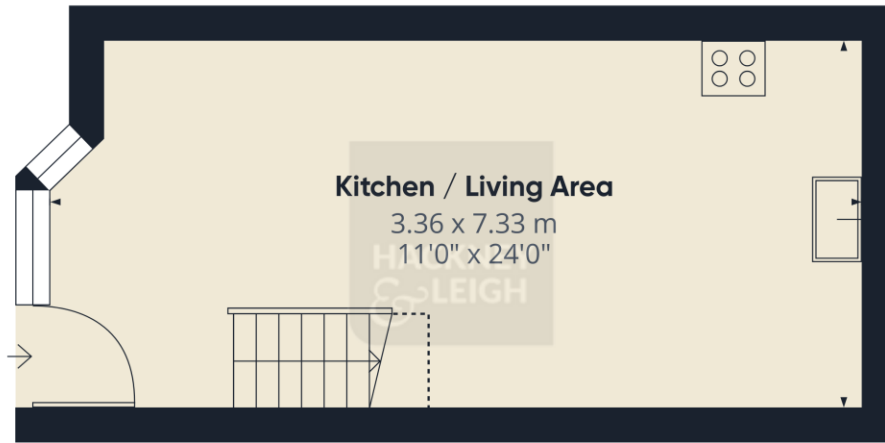
THE PARISH OF WINDERMERE IS: The towns of Windermere and Bowness-on-Windermere, the village of Troutbeck Bridge, the hamlet of Storrs and the areas of Ferney Green and Heathwaite.



Kitchen Area



Bedroom Two



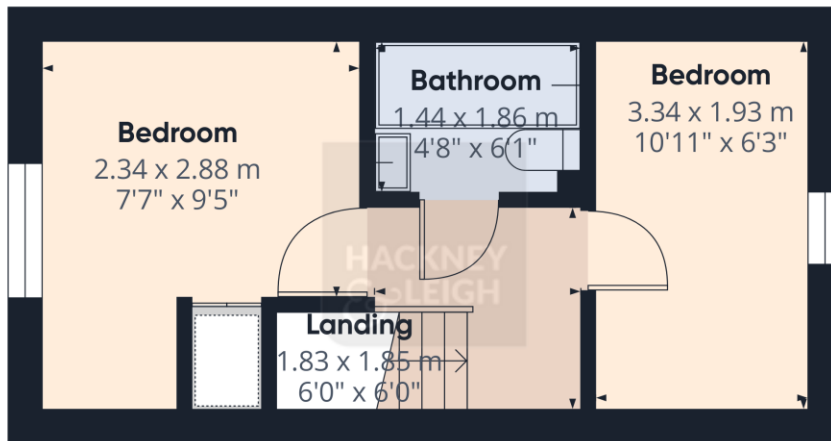
Floor 0

Approximate total area⁽¹⁾

44.3 m²
477 ft²

Reduced headroom

1.2 m²
13 ft²



Floor 1

(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.

GIRAFFE 360

South Terrace Bowness-on-windermere - Ref: WR938

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.