



Stainton

£975 pcm

River Cottage

3 Stainton Cross

Stainton

Kendal

LA8 0LG

A unique opportunity to rent a traditional two double bedroom cottage in the popular hamlet of Stainton Cross. A 10 minute drive to Kendal or the M6 the property comprises, lounge, kitchen, dining, bathroom & rear garden. One pet considered.

- Two Bedroom Country Cottage
- Lounge, Modern Fitted Kitchen & Dining Room
- Two Double Bedrooms
- Bathroom with Shower Over Bath
- Rear Garden, Shed & Parking
- B4RN Broadband Installed
- Lovely Country Location
- No Smokers or Sharers
- Council Tax Band - C
- Available Soon & Long Term

Property Ref: KR0825



Location: From Kendal follow the Burton Road out along the A65. Pass through Barrows Green, taking the right turning to Crosscrae. Follow the road along taking the next left after the church, signposted to Stainton Cross. Take the immediate left just before the canal bridge. About 100 yards on the right is Stainton Cross, take the lane after the terraced cottages. Parking & main entrance are to the rear of the property.

What3Words: ///misfits.orbited.spike

Furnishings: The property is offered part furnished as advertised. Washing machine and dryer are left on a no repair/no replacement basis.

Services: Mains Electric, Gas, Water (Unmetered) and Drainage to Septic Tank. The cost of emptying this is split between five properties. The tenants and Landlords split River Cottages share of this by 50% each. 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. 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: 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.

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>

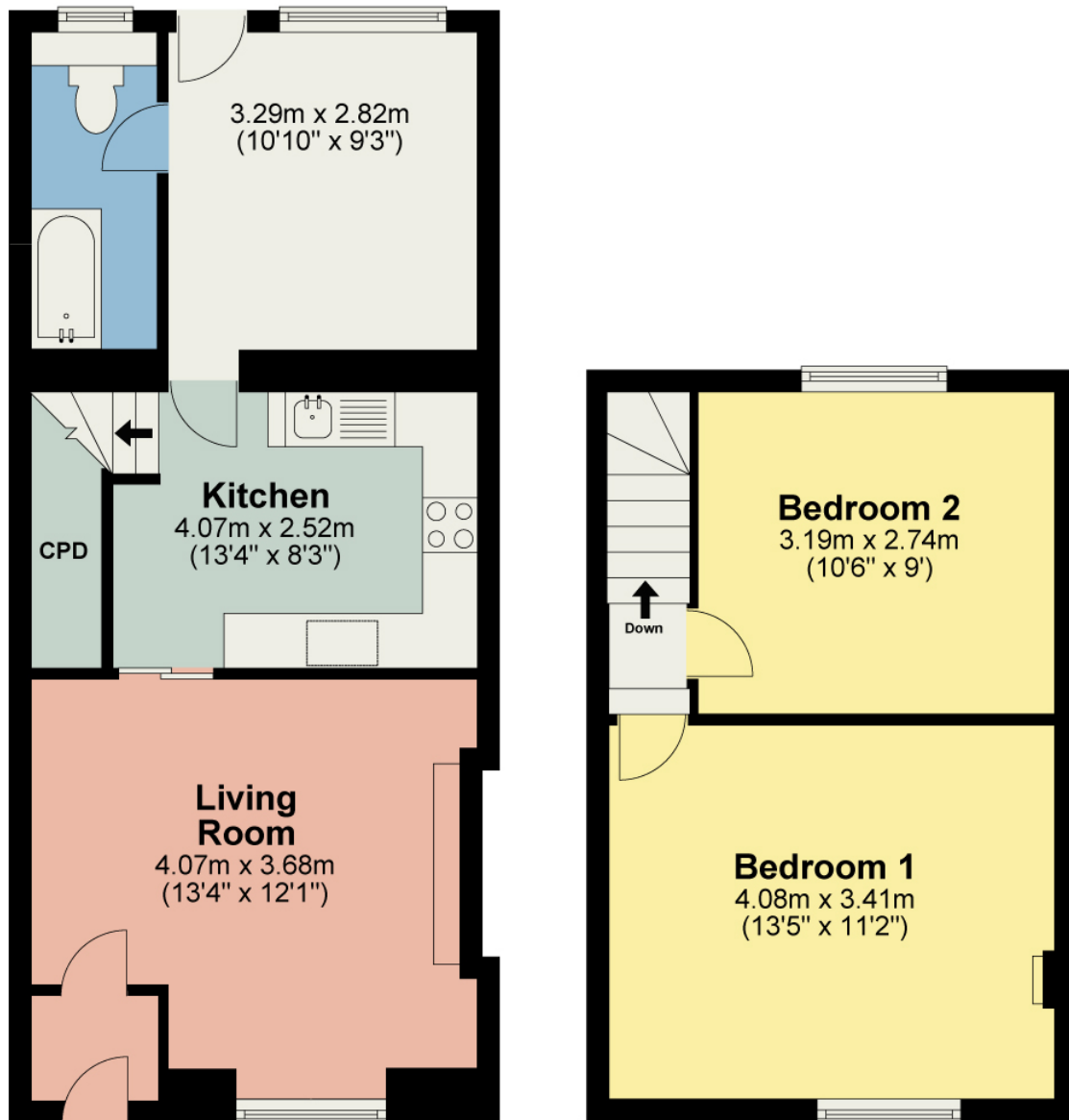
Note: Photographs taken prior to current tenancy. Presentation/decoration may differ on viewing



Kitchen



Rear Garden



Total area: approx. 64.4 sq. metres (693.4 sq. feet)

For illustrative purposes only. Not to scale. REF: KR0825

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A thought from the owners...

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.