

Windermere

£1,000 pcm

16 South Craig
Windermere
Cumbria
LA23 2JH

Unfurnished 3 bedroomed link detached house in a quiet residential area conveniently located between Windermere and Bowness.

Modern 3 double bedroom family home

- Large open plan lounge/dining room with conservatory
- Fully fitted modern kitchen
- Family bathroom and separate shower room
- Part Furnished
- Garage and attractive low maintenance gardens to the front and rear.
- Double glazed windows and doors and gas fired central heating.
- No Smokers, Sharers or DSS
- Council Tax Band E
- Available Now

Property Ref: WR732





Kitchen

Location: Located on the quiet and well regarded private estate of The Craig. Ideally positioned close to amenities and yet in a peaceful oasis.

From Windermere proceed towards Bowness on New Road/Lake Road. Turn left into Beresford Road a short distance after the Craig Manor Hotel. Turn left into South Craig and follow the road up the hill and No.16 is the first house after the glade on the right.

Services: Mains Electric, Gas & Water supply

The Tenancy: The property will be let on a fixed term Assured Shorthold Tenancy for a minimum period of 6 months. There is no 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 providers' charges supplied to the tenant during the tenancy.

Insurance: It is the Tenants' responsibility to insure their own household contents for the term of the tenancy and to have accidental damage cover in respect of the Landlord's property.

References: All applicants will be required to provide satisfactory references i.e. 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.

Tenants Application & Costs: At the time of applying you will be required to pay an application fee of £120 inc VAT per property and the credit reference fee of £20 inc VAT per person either by cash/cheque or debit card. These fees are non-refundable.

Deposit & Rent: The successful Tenant will be required to pay a deposit prior to the start of the tenancy, equal to one calendar month's rent plus £100. 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.

Application Forms: Are available from Hackney & Leigh's offices. Each application must be accompanied by payment of the application fee and the credit reference fee.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Lettings office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

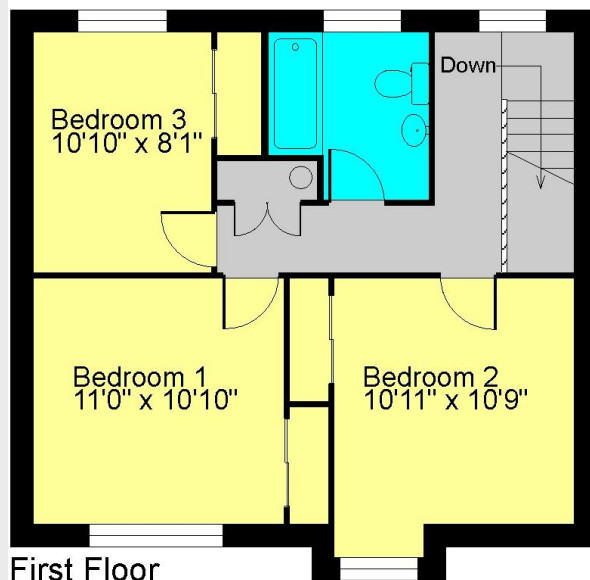
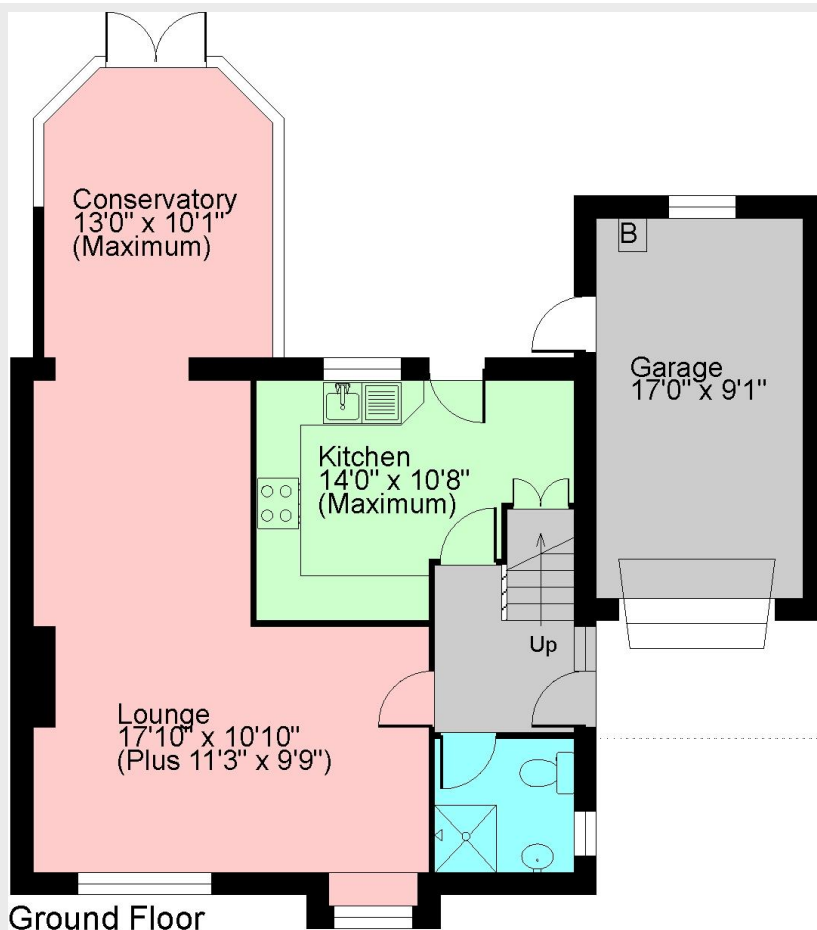
How to rent: Prospective tenants are advised to read the government's leaflet which is available here:
<https://www.gov.uk/government/publications/how-to-rent>



Lounge



Dining Room



Gross internal square footage = Approx 1371 Sq Ft Inc Garage
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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