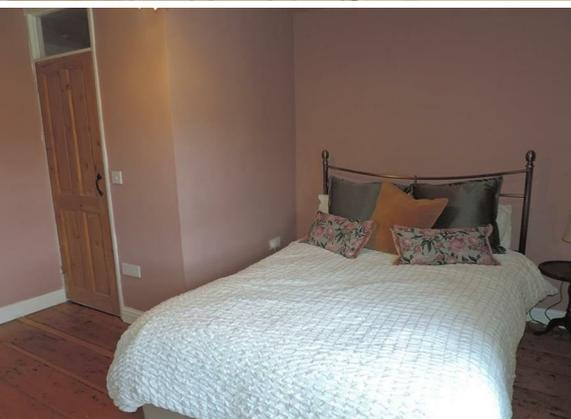




1 Bed House - Terraced located in

£850



mint
homes
letting agents



Fully furnished one-bedroom terraced cottage arranged over three floors offering a unique and characterful living space. The ground floor features a well-equipped kitchen and convenient WC, while the first floor provides a bright and comfortable lounge. On the top floor, you'll find a spacious double bedroom complete with an ensuite shower room.

LOCATION

Situated close to Kendal town centre.

ACCOMMODATION

Available fully-furnished, the property comprises of a kitchen, cloakroom, lounge, bedroom and ensuite shower room.

OUTSIDE

There is no parking or outside space available with this property.

COUNCIL TAX BAND

B

GENERAL INFORMATION

Minimum income requirement for this property is £25,500 (30 x rent)

TO APPLY FOR A TENANCY

If you wish to apply for a property through Mint Homes after a viewing, you need to apply for it directly from our website. Once approved, we will require a Holding Deposit of 1 weeks rent (calculated by annual rent/52), payable by bank transfer. This is required to reserve the property and will be held by us for a period of 15 days. A holding deposit will be offset against the Initial Rent and Deposit, with the agreement of the payee.

RIGHT TO RENT All adults, 18 years and over, 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 from an employer and current landlord. If you are self-employed, a reference from your accountant will be required. A credit reference will also be obtained for each applicant.

THE TENANCY The property will be let on an Assured Shorthold Tenancy for a minimum period of 6 months.

DEPOSIT AND RENT A tenant has two options. - Zero Deposit Guarantee - A Government backed scheme costing the tenants the equivalent to one weeks rent. More information is available upon request.

- Cash Deposit - A maximum of 5 weeks rent is required which will be registered with the DPS.

MEMBERSHIPS Mint Homes is a member of UKALA, which is a client money protection scheme, and also a member of TPO Property Ombudsman, which is a redress scheme.

MORE INFORMATION You can find out full details of all of the above and all other aspects of renting through Mint Homes on our website or by contacting us directly.

PETS CONSIDERED

NO SMOKERS

DIRECTIONS

CONTACT

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