

**1 Bed Room  
located in**

£650 PCM



**mint  
homes**  
letting agents



## \*\* HOUSE SHARE \*\*

Furnished single en-suite room in a shared house of young professionals situated within walking distance of the town centre. The rent includes ALL BILLS including SKY TV and broadband.

### LOCATION

Situated in Kendal town centre.

### ACCOMMODATION

Furnished bedroom in a house share. The house benefits from fast broadband. Also included in the rent: council tax, water, gas, electric, broadband.

### OUTSIDE

The property has no outside space or parking.

### GENERAL INFORMATION

Minimum income requirement for this property is £20,250 (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

The successful tenant will be required to pay a deposit equal to 5 weeks rent following confirmation of references. This will be held in accordance with the Tenancy Deposit Scheme Regulations. One month's rent in advance is required prior to check in.

### 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.

NO SMOKERS/ PETS/SINGLE OCCUPANCY ONLY

### DIRECTIONS

### CONTACT

Grosvenor House  
Stramongate  
Kendal  
Cumbria  
LA9 4BD

E: [info@mint-homes.co.uk](mailto:info@mint-homes.co.uk)  
T: 01539 722519  
<https://www.mint-homes.co.uk/>

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