



3 Bed Cottage located in Crook

£1,700 PCM



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A large detached unfurnished three bedroom property set off the Crook road in a rural setting with stunning views. Large parking area to the front and gardens to the rear. PETS NEGOTIABLE.

LOCATION

Set in a rural location down a gated road between Kendal and Windermere on a working farm.

ACCOMMODATION

Available unfurnished, the split level property comprises of three bedrooms - two with dressing rooms and one with ensuite, separate shower room, utility room, large kitchen with pantry and dining room.

OUTSIDE

The property benefits from a large gated graveled area to the front of the property for parking multiple vehicles and gardens and a patio to the rear.

COUNCIL TAX BAND

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GENERAL INFORMATION

Income requirement for this property is £51,000.

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.

PETS BY NEGOTIATION DUE TO THE PROPERTY BEING LOCATED ON A WORKING FARM

DIRECTIONS

Go past Sun Inn, Wild Boar, Gilpin Lodge on right hand turn blue sign saying gated road go down track road through metal gate to Cragg House

CONTACT

Grosvenor House
Stramongate
Kendal
Cumbria
LA9 4BD

E: info@mint-homes.co.uk
T: 01539 722519
<https://www.mint-homes.co.uk/>

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