



## 3 Bed House - Semi- Detached located in

£1,250 PCM



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A well-presented three bedroom house with its own ENCLOSED GARDEN to the rear and garden to the front. Available with OFF ROAD PARKING suitable for 2 vehicles and a secure GARAGE. The property has been recently REFURBISHED and DECORATED THROUGHOUT with a handy utility room.

#### LOCATION

Ideally located in a popular residential area with superb access for train and bus routes.

#### ACCOMMODATION

Available unfurnished, the property comprises of a lounge, large dining kitchen, utility room, three bedrooms and bathroom.

#### OUTSIDE

The property benefits from a garage, off road parking and a garden to the front and rear of the property.

#### COUNCIL TAX BAND

B

#### GENERAL INFORMATION

Income requirement for this property is £37,500.

#### 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

- 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.

#### NO SMOKERS

#### PETS BY NEGOTIATION

#### DIRECTIONS

Nearly opposite entrance to Howe Gardens on the main road through Kendal Parks

#### CONTACT

Grosvenor House  
Stramongate  
Kendal  
Cumbria  
LA9 4BD

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