



## Sedgwick

**£895 pcm**

6 Sedgwick Mews  
Sedgwick  
Kendal  
Cumbria  
LA8 0JX

An attractive two bedroom stone and slate bungalow converted from the former coach house at Sedgwick House. Spacious accommodation of living room open plan to dining kitchen, two double bedrooms, bathroom and laundry room. Private rear garden and allocated parking.

- Traditional Mid Terrace Bungalow
- Open Plan Living Room, Two Double Bedrooms
- Modern Kitchen and Bathroom
- Allocated Parking Space, Enclosed Private Garden
- Quiet Village Location close to Local Walks
- Offered Furnished will remove by Negotiation
- No Smokers or Sharers
- Pets at Landlords Discretion
- Council Tax Band - C
- Available Now and Long Term

Property Ref: KR1152







Living Room

**Location:** The Village of Sedgwick is situated to the South of the Market Town of Kendal offering good local and National Communications with the mainline Railway Station at Oxenholme only a short drive away. To reach the property leave the M6 at Junction 36 and take the A591 marked South Lakes. Continue for approximately 3 miles and take the slip road marked Barrow, Milnthorpe, Levens and Sedgwick. Sedgwick Village is the third exit off the roundabout. Continue into the village, pass Sedgwick House on your right and take the first right just after the entrance to the house into the courtyard for The Mews.

**What3Words:** ///positive.charcoal.strapping

**Furnishings:** The property is offered furnished as photographed however furnishings may be removed by negotiation. Integrated appliances of washing machine, tumble dryer, dishwasher and fridge freezer are included.

**Services:** Mains Electric, Gas, Water (Metered) and Drainage. Broadband is provided and there is a NOW tv box connected. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

**Viewings:** Strictly by appointment with Hackney & Leigh – Kendal Office.

**Ongoing Tenancy Management:** Upon tenancy commencement the property will be directly managed by Hackney & Leigh.

**Applying for a Tenancy:** Tenancy Application Forms are available from any Hackney & Leigh office. Each application must be accompanied by payment of a Holding Deposit (one weeks rent) payable either by debit or credit card. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All adults of 18yrs and over who will be 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 eg: 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.

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

**Deposit & Rent:** The successful Tenant will be required to pay a deposit (equal to a maximum of 5 weeks rent depending on the property). 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.

**Pets:** Higher rent may be payable where pets are permitted at the Landlords' discretion. Pets may not be acceptable for a number of reasons including allergies/medical reasons, conditions within the property lease, lack of outside space, communal grounds or close proximity to a main road. Acceptance of a pet is subject to the Landlords discretion.

**Insurance:** It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website [www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk) 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>





Kitchen Diner



Garden



6 Sedgwick Mews, Sedgwick - Ref: KR1152

Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.