



TO LET

**CHURCH VIEW COTTAGE, BURNESIDE ROAD,
BURNESIDE, LA9 6QT**

RENT: £650 PER CALENDAR MONTH

A delightful, refurbished one bedroom semi-detached cottage situated in the centre of Burneside village.

The cottage offers spacious accommodation comprising a hallway, an open plan kitchen and living room, one double bedroom and bathroom, with uPVC windows throughout. This property is unfurnished and available to let immediately on an initial six month assured shorthold tenancy.

Edwin
Thompson



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The Accommodation briefly comprises:

Entrance lobby, boiler & cloak area and hallway

Ground Floor

Kitchen

The kitchen comprises of modern fitted cream wall and base units with part tiled part painted walls. Within the surfaces is an oven, hob and a sink and drainer.

Living room

Carpeted living room with decorative fireplace, painted walls, wall mounted radiators.

First Floor

Bedroom 1

Carpeted large double bedroom with wall mounted radiator

Bathroom

Part tiled and painted bathroom which includes a bath with a wall mounted shower over, wash hand basin, wc and stainless-steel towel ladder radiator.

Externally, there is an enclosed front yard/pathway with a gate and raised flowerbed, set back from the pavement.

Services

Mains electricity, water and drainage and a gas combination boiler supplying radiators throughout.

Council Tax

The South Lakeland District Council Tax website states that the property is in council tax band "A" the tax for the year 2024/2025 being £1,515.04.

Rent

A rent of £650 per calendar month, exclusive of outgoings, is expected for the property.



Tenancy Deposit

A deposit of £750 is payable at the onset of the Tenancy.

Tenancy Agreement

The tenant will sign a standard Tenancy Agreement prior to taking possession of the property. A copy of the agreement is available for viewing at the office.

EPC

EPC rating "E" (48) A copy of the Energy Performance Certificate is available for viewing at Edwin Thompson's Windermere Office.

Viewings

By arrangement with Edwin Thompson LLP.

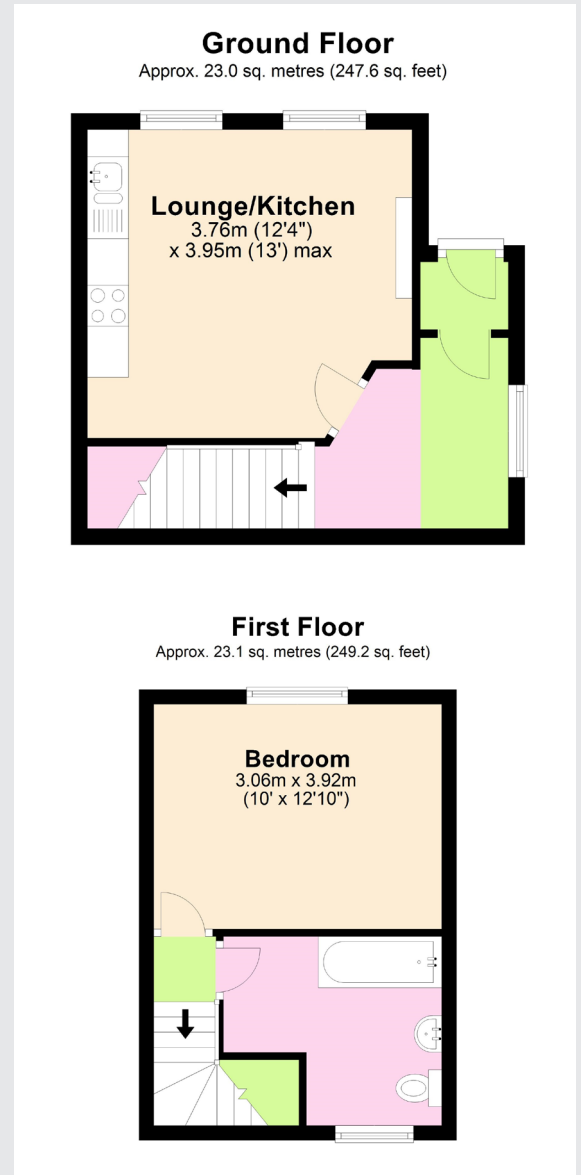
Applications

Application forms are available from this office.

Notes:

1. On expiry of the initial term, a further lease may be offered.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

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5. These particulars were prepared in July 2024