



TO LET

**WANLASS HOWE COTTAGE, BORRANS ROAD,
WATERHEAD, AMBLESIDE, LA22 0EN**

RENT: £895 PER CALENDAR MONTH

**Edwin
Thompson**



A spacious part furnished, three-bedroom house, situated in a prime location. The house benefits from gas central heating, attractive setting and private parking. The property is approached via a private driveway which leads to courtyard development and Wanlass Howe Cottage. This house is available to let immediately on an initial 6 month Assured Shorthold Tenancy.

- A traditional character cottage situated in a setback and private position off Borrans Road overlooking Borrans Park.
- Located on a connecting road between Waterhead and Ambleside, the principal tourist centre for the southern area of the Lake District National Park
- Boasting bright and airy accommodation throughout.
- Suitable for a mixture of occupiers including student let.
- Part furnished.



TO LET Wanlass Howe Cottage, Borrans Road

The Accommodation briefly comprises:

Ground Floor

The entrance is from the front of the property and leads immediately into a spacious living room, to your left is a modern kitchen with storage space to the rear. The stairs are accessed through the kitchen to the half landing and first floor accommodation.

Kitchen – the kitchen provides modern kitchen facilities with tile flooring, modern fitted wall and floor units, freestanding cooker and hob, washing machine, stainless steel sink and drainer, tile splashback surround and UPVC double glazed window.

Living room – a large and light room with tiled flooring, fireplace, wall mounted radiators and UPVC double glazed windows.

Half Landing

Bedroom 1 – a double bedroom, with UPVC double glazed windows, wall mounted radiator and walk-in storage room.

First Floor Bedroom 2 – a lovely light double bedroom, with carpeted flooring, UPVC double glazed sliding sash windows, wall mounted radiator, traditional fireplace and wall mounted TV.

Bedroom 3 – a further light and spacious newly carpeted double bedroom, with UPVC double glazed windows and wall mounted radiator.

Bathroom – a tiled bathroom which includes a bath with a wall mounted electric shower over, a toilet, wash hand basin, wall mounted heated rail and

timber double glazed Velux window.

Outside

The property benefits from attractive front courtyard and a car parking space for one car.

Services

Mains Gas, Electric and Water. Gas Central heating supplying heating and hot water throughout.

Council Tax

The Westmorland and Furness Council website states that the property is in council tax band “D” the tax for the year 2024/2025 being £2,276.62.

Rent

A rent of £895 per calendar month, exclusive of outgoings, is expected for the property.

Tenancy Deposit

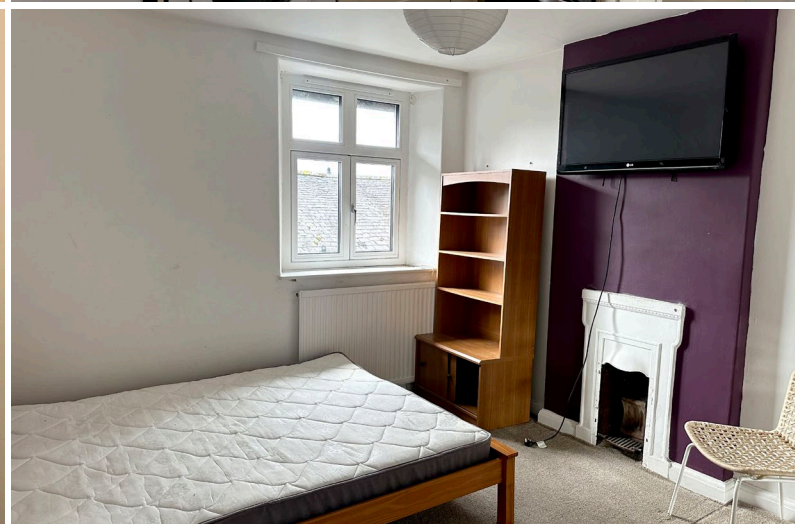
A deposit of £1,032 is payable at the onset of the Tenancy.

Tenancy Agreement

The tenant will sign a standard 6 month Assured Shorthold 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” (43) A copy of the Energy Performance Certificate is available for viewing at Edwin Thompson’s Office.



Viewings

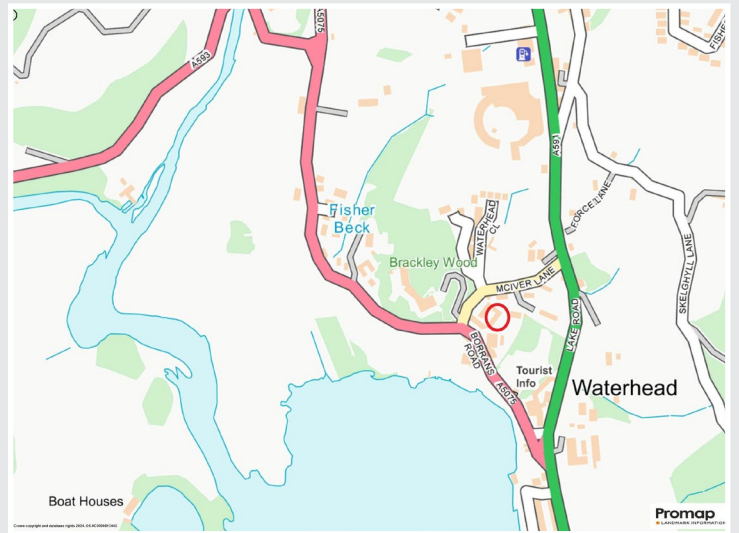
By arrangement with Edwin Thompson LLP.

Applications

Application forms are available from this office.

A holding deposit equal to 1 week's rent £200 is payable by the successful applicant. This will then be used towards the first month's rent if the referencing is successful.

The deposit is non-refundable if the tenant withdraws their application or fails to give accurate information on their application forms.



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