



TO LET

ELLERGREEN LODGE, HOLLINS LANE, LA9 5SE

RENT: £1,300 PER CALENDAR MONTH

**Edwin
Thompson**



Key Features:

- Beautiful countryside outlook
- Elevated views
- 3 double bedrooms
- Modern bathroom
- Log burner
- Large garden
- Attached garage, ideal for storage



TO LET Ellergreen Lodge, Hollins Lane, LA9 5SE

Entrance Porch (1.25m x 1.33m)

Coir matting, coat hooks and entrance to reception room.

Reception Room (4.45m x 3.40m)

Dual aspect windows with window seats, log burner with oak surround and tiled hearth, picture rails, beige carpet and built in cupboards with shelving.

Central hallway (5.20m x 1.50m)

Wood effect flooring, storage cupboard and doors leading to kitchen, bedrooms and bathroom.

Kitchen/dining room (4.25 x 5.80m)

Modern white wall and base units with grey worktops, built in Inset electric oven and hob with extractor fan, cast iron sink and drainer, with wood effect flooring. Stable door leading to garden. The dining room is dual aspect with beige carpet flooring, picture rails, built in cupboard and latch door to hallway.

Bedroom 1 (3.65m x 3.00m)

Double bedroom, picture rails, beige carpets and garden views.

Bedroom 2 (2.84m x 3.00m)

Double bedroom, beige carpets and built in storage.

Bedroom 3 (2.94m x 3.68m)

Double bedroom, beige carpets, picture rails, feature fireplace and garden views

Bathroom (1.90m x 2.00m)

Modern white tiled walls, white bath with electric shower over, toilet and wash hand basin. Vinyl flooring and ladder towel rail.

Externally

There is an attached single garage (2.94m x 3.68m), with double timber doors to the front and single door to the rear. There is also gravel parking for two cars and covered log store.

There is a lawned garden bordered by mature trees, together with flower beds around the property, raised vegetable beds and fruit trees.



Services:

Oil fired central heating throughout. Mains electricity and private water. Private drainage. The tenant will be responsible for all outgoings on the property as well as the minor maintenance and decoration internally. The landlord will be responsible for structural repairs and exterior decoration.

EPC:

The property has an EPC rating of E (46).

Council Tax:

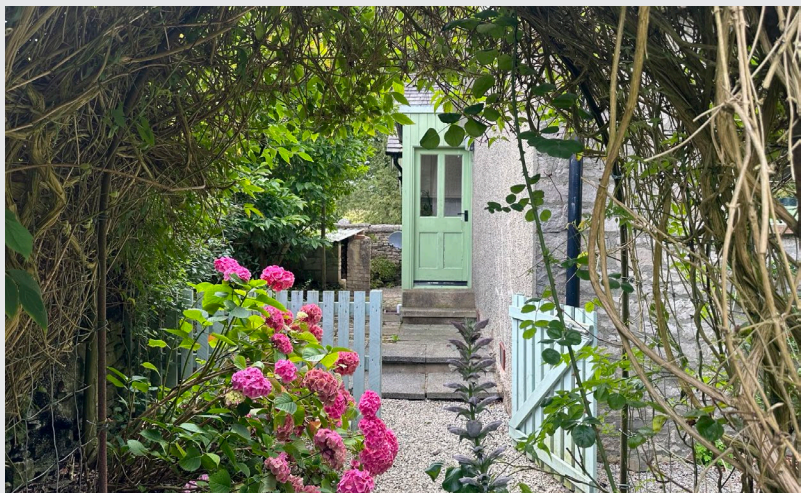
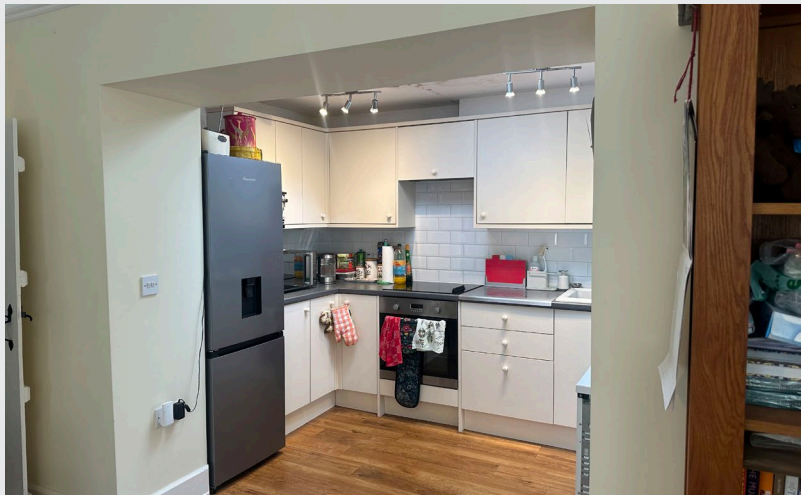
We are informed by Westmorland and Furness council that the property is a Council Tax Band E. The Council Tax for the year 2024/2025 being £2,777.59

Rent:

A rent of £1,300 per calendar month, exclusive of outgoings.

Damage Deposit:

A damage deposit equal to 5 weeks rental will be payable at the onset of the tenancy.



Tenancy Agreement:

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

Viewings:

Strictly by prior appointment through Edwin Thompson, Chartered Surveyors, 23 Church Street, Windermere, Cumbria LA23 1AQ.

Applications:

Application forms are available from the Windermere office.

Directions:

From A591, turn down Hollins Lane from the A591 towards Burneside. Past the archway and take the next turning on the left. Ellergreen Lodge is located to the right of the entrance and gate.

What 3 Words Reference:

///trams.kingdom.ghost

Notes:

- (1) On expiry of the initial lease a further term may be offered.
- (2) Non-smokers only to apply.



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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Carlisle
Galashiels
Keswick
Newcastle
Windermere

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