



72 Victoria Road North, Windermere  
£1,200 PCM

## INFORMATION FOR TENANTS

As well as paying the rent you may also be required to make the following permitted payments. Before the tenancy starts - payable to THW Estate Agents Ltd A Holding Deposit - equivalent of 1 weeks rent Deposit - equivalent of five weeks rent During the Tenancy - payable to THW Estate Agents Ltd Payment of up to £50 if you want to change the tenancy agreement Payment of interest for the late payment of rent at a rate of 3% per annum above Bank of England's base rate Payment of up to £75 for the reasonably incurred costs for the loss of keys/security devices Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy Other permitted payments Any other permitted payments, not included above, under the relevant legislation including contractual damages.

## PLEASE NOTE

This property is to be let on a fixed term Assured Shorthold Tenancy for a minimum term of 6 months and you will not be able to terminate the lease during this fixed term. You will be responsible for the rent during this fixed term. The tenant will be responsible for all utility charges during the full term of the tenancy including gas, electricity, water, sewerage, telephone and Council Tax and any other services connected to the property. The tenant will be responsible for insuring their own possessions for the full term of the tenancy. Following successful referencing the tenant will be required to pay one months rent in advance and a security deposit prior to the start of the tenancy, the deposit will be held in accordance with the Tenancy Deposit Scheme Regulations and will be refundable at the end of the tenancy, subject to the property being left in a satisfactory condition. The rent will then be due on or by each rent day and will be payable by standing order.

## HOW TO RENT GUIDE

We advise any prospective tenants to read the governments How to Rent Guide - available on <https://www.gov.uk/government/publications/how-to-rent>.

## TENANT PROTECTION

THW Estate Agents Ltd is a member of Propertymark Client Money Protection Scheme which is a client money protection scheme and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the our website or by contacting the us directly.





A stylish semi-detached house located in a peaceful cul-de-sac that has been fully modernised to a high standard. There is open plan living with a contemporary fitted kitchen, three well-proportioned bedrooms, modern bathroom and ground floor shower room. There is gas central heating, double glazing and a delightful garden, parking is on road.

**Council Tax band: D**

**EPC Rating D.**

#### **DIRECTIONS**

From our Windermere office turn left on to Oak Street, turn left and then bear right on to Droomer Drive, turn right on to Limethwaite Road, turn left on to Fairfield Road and turn left on to Victoria Road North and the right to find number 72 located in the right hand corner. WHAT3WORDS bond.dugouts.times

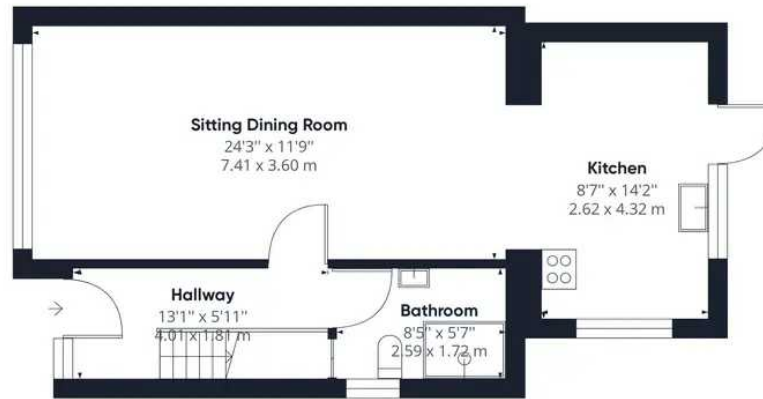








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Ground Floor

Approximate total area<sup>(1)</sup>

949.79 ft<sup>2</sup>  
88.24 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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THW Estate Agents

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