



5 GATEFOOT COTTAGES, WINDERMERE ROAD, STAVELEY, KENDAL, LA8 9PL  
**£900 per month**

**MILNE MOSER**  
SALES + LETTINGS

## 5 GATEFOOT COTTAGES, WINDERMERE ROAD, STAVELEY, KENDAL, LA8 9PL



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PARKING

### OVERVIEW

Located in the popular village of Staveley, this delightful two-bedroom cottage is available on a 6 month term. The position is wonderful with views towards fells at the front and a lovely enclosed rear garden leading to the river at the rear. A characterful lounge has a wood burner and there is newly fitted kitchen. Two bedrooms on the first floor, a modern shower room plus a developed loft, perfect for storage. At the front of the property is a hardstand space with access to the garage/store - a real bonus in property of this style.

Gas centrally heated and double glazed throughout.

### THIS PROPERTY IS ONLY AVAILABLE FOR A SHORT TERM LET

### ACCOMMODATION

A shared access at the front leads between two houses to the row of cottages. A private path leads to the UPVC double glazed door and into the porch.

### PORCH

4' 8" x 3' 7" (1.41m x 1.09m)

UPVC double glazed window and feature round internal window. Ceiling light, wooden flooring and glazed door to the lounge.

### LOUNGE

13' 7" x 10' 5" (4.13m x 3.18m)

A double-glazed window with window seat faces the front aspect. A cosy room with exposed stonework, beams to the ceiling and a wood burner set to a slate plinth. Two wall lights, a ceiling light and radiator. Recessed wood shelving plus a corner cupboard/TV stand.

### KITCHEN DINER

15' 4" x 10' 10" (4.67m x 3.29m)

A light bright room with large UPVC double glazed window overlooking the rear garden. Fitted with grey shaker style base and wall units, coordinating grey worktops and a stainless steel one and a half bowl sink with drainer. Ceramic hob with hood over, eye level oven and grill and integrated slimline dishwasher. Plumbing for a washing machine and space for a fridge. Downlights to the ceiling, a vertical radiator, and exposed beams. Stairs lead to the first floor with storage space and recessed shelving under.

### REAR PORCH

5' 7" x 3' 10" (1.70m x 1.17m)

UPVC double glazed, a ceiling light and hanging space for coats. Access to the rear garden.

### LANDING

Radiator, wall light and wood latch doors to the two bedrooms and bathroom. Built in cupboard with hanging rail.

### BEDROOM

11' 9" x 10' 2" (3.59m x 3.10m)

Two UPVC double glazed windows to the rear aspect - lovely view over the garden to the river beyond. Ceiling light, radiator and vanity wash hand basin with mirror over and vanity light. The bedroom also has a bathtub set to a fully tiled alcove with downlight above.

Enclosed stairs lead to the loft.

### BEDROOM

7' 10" x 9' 4" (2.40m x 2.85m)

UPVC double glazed window to the front with view towards countryside. Radiator, ceiling light and a telephone point.

### SHOWER ROOM

5' 2" x 6' 2" (1.57m x 1.89m)

Frosted UPVC double glazed window to the front elevation. Fitted with a modern stylish suite comprising quadrant shower cubicle, vanity wash hand basin and WC. Downlights to the ceiling, a chrome heated towel rail, tiling to the walls and an illuminated mirror. PVC clad ceiling.

### LOFT

A useful space with two rooflights, spotlighting and power. Wall mounted Glow worm boiler. Ceiling height 5' 8" (1.73m)

### EXTERNAL

At the front of the property is a low maintenance area with space for pots if required and an outside tap. A further paved area/hardstanding leads to the garage/store. At the rear, a pretty courtyard style garden leads is bounded by the river and has been planted with evergreens, bulbs and flower borders. Mostly flagged with gravel paths, there is also a summerhouse and an external socket and light.

### GARAGE/STORE

12' 8" x 11' 4" (3.86m x 3.47m)

Having power, light and shelving.







This plan is for illustrative purposes only and should be used as such by any prospective purchasers.  
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.  
Measurements are approximate and for display purposes only



#### DIRECTIONS

Leaving Kendal on A591 following signs towards Windermere, take the second turning into Staveley village, following Danes Road onto Windermere Road. Pass Rawesgarth on the your right hand side with Gatefoot Cottages located just after also on the right. Number five is located to the rear of the terrace away from the main road.  
[what3words:///named.priced.dumplings](https://www.what3words.com/named.priced.dumplings)

#### GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage  
Council Tax Band: C  
EPC Grading: E

### ARRANGE A VIEWING

To arrange your viewing contact our Lettings Team:

100 Highgate, Kendal, LA9 4HE

**Telephone.** 01539 725582

**Email.** [lettings@milnemoser.co.uk](mailto:lettings@milnemoser.co.uk)





### APPLYING FOR A TENANCY

Should you wish to apply for a tenancy, you should contact our Lettings Team for an application pack. We recommend that all applicants read the Government's 'How to Rent' Guide – available at [www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

### HOLDING DEPOSIT

In order to secure a property whilst the application procedure is completed, a Holding Deposit equal to 1 week's rent will be payable. This is calculated by monthly rent x 12 ÷ 52 and is payable to Milne Moser Property Limited.

Once the Holding Deposit is paid, the landlord and the tenant are expected to enter into the tenancy agreement within 15 calendar days. This date is called the Deadline for Agreement. The landlord and the tenant can agree to extend this date.

If an applicant fails referencing, the Holding Deposit will be paid to the applicant within 7 calendar days, save where:

1. If the applicant fails a Right to Rent check regardless of when the Holding Deposit was accepted;
2. If the applicant provides false or misleading information to Milne Moser Property Limited, or the landlord, which the landlord is reasonably entitled to consider in deciding whether to grant the tenancy because this materially affects their suitability to rent the property;
3. If the applicant notifies Milne Moser Property Limited or the landlord before the Deadline for Agreement that they have decided not to enter into the tenancy agreement;
4. If the tenant fails to take all reasonable steps to enter into a tenancy agreement;
5. If the tenant seeks to change the tenancy agreement after it has been signed, and the landlord refuses to make that change.

In which case, the Holding Deposit will be forfeit, and retained by Milne Moser Property Limited, on behalf of the landlord. A written explanation of why the Holding Deposit has been retained will be provided to the applicant within 7 calendar days of the decision being made.

### SECURITY DEPOSIT

A Security Deposit equal to 5 weeks' rent will be payable to Milne Moser Property Limited, if the applicant successfully completes the referencing process.

Any money held by Milne Moser Property Limited as a Holding Deposit will be used towards payment of the Security Deposit.

The Security Deposit will be registered with the Deposit Protection Scheme within 30 days of the tenancy being signed and will be repaid to the Tenant at the end of the tenancy, subject to the property being left in a satisfactory condition/deduction of any contractual expenses.

### RENT

Rent will be payable on the first day of the tenancy agreement and will be payable monthly, thereafter.

Properties are let on a fixed term Assured Shortly Tenancy, for a minimum term of 6 months. It is not possible to terminate the tenancy within this period and the tenant will be responsible for payment of the rent for the whole of the fixed term.

The tenant will also be responsible for all utility charges during the full term of the tenancy, including gas, electricity, oil, water and drainage, telephone and Council Tax. Charges for any other services connected to the property will also be payable by the tenant.

### INSURANCE

The landlord will be responsible for insuring the building. The tenant will be responsible for insuring their own possessions for the full term of the tenancy.

### PERMITTED PAYMENTS

In some circumstances, a Permitted Payment may be payable to Milne Moser Property Limited. These include:

- If the tenant requests a change to the tenancy agreement and the landlord agrees e.g. the keeping of a pet mid-tenancy/change of sharer - £50 (inc. VAT);
- If rent is more than 14 days late, interest will be charged at 3% over the base rate of the Bank of England;
- Default fees for lost keys or other security devices (including locks). Where locks need to be replaced and locksmiths need to be called,

tenants will be charged for replacement locks, locksmiths' fees and keys where necessary.

- In exceptional circumstances (such as an emergency) Milne Moser Property Limited may charge £15 per hour for time in dealing with the problem.
- Surrender of the tenancy mid-term – payment will cover the landlord's expenses in reletting the property, all rent outstanding until a new tenant is found (up to the maximum payable under the tenancy agreement)

### HOW IS INTEREST CALCULATED ON RENT ARREARS?

Interest will be charged on the total amount outstanding, on a daily basis.

For example:

£500 in arrears are outstanding for 30 days.

The current Bank of England base rate is 5%.

Interest rate applied: 3% + 5% = 8%

£500 x 0.08 = £40.00

£40.00 ÷ 365 = £0.109

10.90p x 30 days outstanding = £3.28

# MILNE MOSER

## SALES + LETTINGS

### KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE  
Telephone. 01539 725 582  
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### MILNTHORPE OFFICE

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