



SMITHY HOUSE, GRAYRIGG, KENDAL, LA8 9BU
£950 PCM

MILNE MOSER
SALES + LETTINGS

SMITHY HOUSE

GRAYRIGG, KENDAL, LA8 9BU



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1



GARAGE &
PARKING

With countryside views to the front and a good sized garden to the rear, this end terraced cottage has a lot to offer.

Lounge with open fire and generous farmhouse style kitchen diner. The utility room and outhouse store are a real bonus. Two good double bedrooms and there is a further single along with a modern bathroom to the first floor. Centrally heated and UPVC double glazed (less the utility room), the property is in an ideal location for those who enjoy the outside life. Off road parking and a detached garage. Sorry No Smokers. Pets Considered.

The village of Grayrigg is situated in between two national parks and located approximately 5 miles from Kendal and is well placed for travel both north and south. The village has a primary school, village hall and church and is located on a bus route. Grayrigg is popular with families and retirees alike. From the property there are many walks and rides available offering buyers a rural lifestyle with the advantage of being only 20 minutes from Oxenholme Station for the West coast Mainline or 10 minutes to the motorway

ACCOMMODATION

Accessed via the front porch. Ceiling light and two windows facing the front, there is a latch door leading into the entrance hall.

ENTRANCE HALL

Wide stairs lead to the first floor and there are two radiators, a ceiling light and tiled floor.

LOUNGE/DINER

UPVC double glazed sash window facing the front aspect with view over rolling countryside. Open fire grate set to an Art Nouveau style tiled and wood surround. Telephone point, television aerial point, radiator and ceiling light.

BREAKFAST KITCHEN

UPVC double glazed sash window to the front elevation, a further UPVC double glazed window faces the rear. Fitted with a range of pale maple style base, wall and drawer units with marble effect work top over and stainless steel sink. Tiled splashbacks, integrated breakfast bar, electric hob and oven. Ample space for a dining table, two radiators, telephone point and two ceiling lights.

REAR HALLWAY

Tiled flooring and light. Useful cupboard under the stairs also with light.

UTILITY ROOM

Two frosted windows. Base and wall units with work top over incorporating sink unit. Plumbing for washing machine, counter top boiler and extractor. WC and ceiling light. Built in cupboard, a ceiling light and radiator.

OUTHOUSE/STORE

Power, light and cupboards. Door leading to the rear garden.

LANDING

Wider than average stairs leading to the first floor. Landing with ceiling light, radiator and UPVC double glazed window facing the front elevation.

BEDROOM ONE

UPVC double glazed sash window facing the front aspect with lovely view to fells. Radiator, ceiling light and television aerial cabling.

BEDROOM TWO

UPVC double glazed window to the front elevation with view. Television aerial cabling, radiator and ceiling light.

BEDROOM THREE

UPVC double glazed window to the front elevation with view. Television aerial cabling, radiator and ceiling light.

BATHROOM

Frosted UPVC double glazed window to the rear elevation. Good sized bathroom with white suite comprising of bath with shower over and folding screen, pedestal wash hand basin and WC. Tiling to the walls, ceiling light and radiator. Built in cylinder cupboard with shelving.

EXTERNAL

To the front of the property is a forecourted area with parking to the side and a farm gate leading to the rear garden. Further parking is available to the rear and there is access to the single garage.

The rear garden is a good size and offers tenants potential to grow vegetables in raised beds and there is a mature apple tree. Mainly lawned there is a hard stand for a shed or greenhouse, perimeter hedging and steps leading down to the rear of the house.



FLOOR PLAN

GROUND FLOOR

LOUNGE/DINER	14' 5" x 12' 8" (4.39m x 3.86m)
DINING KITCHEN	20' 0" x 9' 4" (6.1m x 2.84m)
REAR HALLWAY	
UTILITY ROOM	
OUTHOUSE/STORE	19' 6" x 7' 6" (5.94m x 2.29m)

FIRST FLOOR

BEDROOM ONE	10' 9" x 10' 8" (3.28m x 3.25m) max
BEDROOM TWO	19' 6" x 7' 6" (5.94m x 2.29m)
BEDROOM THREE	19' 6" x 7' 6" (5.94m x 2.29m)
BATHROOM	19' 6" x 7' 6" (5.94m x 2.29m)



Ground Floor

1st Floor

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

Proceeding out of Kendal past Morrisons on A584 following signs to Tebay. Continue into Grayrigg village, past the primary school and church, both on the left. Continue round the sweeping bend to the right. The property is located to the right hand side, just after the bend with parking available alongside.

ARRANGE A VIEWING

To arrange your viewing contact our Lettings Team:

100 Highgate, Kendal LA9 4HE

Telephone. 01539 725 582

Email. lettings@milnemoser.co.uk



GENERAL INFORMATION

MAINS SERVICES: Water, Electric and Drainage

COUNCIL TAX BAND: C

EPC GRADING: E

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

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 0.1%.

Interest rate applied: 3% + 0.1% = 3.1%

£500 x 0.031 = £15.50

£15.50 ÷ 365 = £0.0425

4.25p x 30 days outstanding = £1.28

MILNE MOSER

SALES + LETTINGS

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MILNTHORPE OFFICE

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Milnthorpe, Cumbria LA7 7QJ

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Fax. 015395 63976

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CARNFORTH OFFICE

5 - 5a Market Street, Carnforth, Lancashire LA5 9JX

Telephone. 01524 952 600

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These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.