

## GENERAL INFORMATION

Mains Services: Gas, 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 <https://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 may be payable. This is calculated by monthly rent x 12 ÷ 52 and is payable to JH Homes (Cumbria) 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 JH Homes (Cumbria) 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 JH Homes (Cumbria) 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 JH Homes (Cumbria) 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 JH Homes (Cumbria) Limited, if the applicant successfully completes the referencing process. Any money held by JH Homes (Cumbria) 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.

## GENERAL INFORMATION

### 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.

### Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

## 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 JH Homes (Cumbria) 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) JH Homes (Cumbria) 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 re letting 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 5.00%

Interest rate applied: 3% + 5.00% = 8.00%

£500 x 0.08 = £40

£40 ÷ 365 = £0.109

10.9p x 30 days outstanding = £3.28

## DIRECTIONS

Heading out of Ulverston on the A590 at the second roundabout where Booths Supermarket is on the left continue on the A590 for Approximately 3.6 miles. As you approach Haverthwaite railway on the side of the A590, take the first left towards Haverthwaite village. As you enter the village the property can be found on the right hand side. The property can be found by using the following "What Three Words" <https://what3words.com/slimy.fulfilled.agent>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



JH  
Homes

£850.00



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PARKING

6 The Glen, Backbarrow,  
Ulverston, LA12 8QG

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Three bedroom mid terrace property situated in a village location with in the Lake District National Park with close proximity to both Ulverston and Windermere. Comprising of two reception rooms, kitchen, ground floor bathroom and three bedrooms to the first floor. With uPVC double glazing, wood burner to lounge and heating by way of Calor gas bottles. To the front of the property is a lawned garden with borders plus an excellent rear garden with patio area, parking beyond and an outbuilding plus wood store. Sorry No Smokers and Pets Considered.



Access through a PVC door with double glazed inserts into:

**ENTRANCE HALL**

Stairs to first floor, under stairs cupboard, ceiling light point, radiator and access to lounge and dining room.

**LOUNGE**

10' 10" x 9' 10" (3.3m x 3m) widest points

Cosy, comfy room with wood burning stove set to tiled hearth with surround and mantle, recess with shelving, ceiling light point and radiator. UPVC double glazed window to front overlooking the front garden.

**DINING ROOM**

11' 00" x 11' 00" (3.35m x 3.35m) widest points

Excellent additional reception room with glass fronted cupboards to one recess, uPVC double glazed window to rear, radiator and central ceiling light.

**KITCHEN**

7' 9" x 6' 11" (2.36m x 2.11m)

Fitted with a range of base, walk and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap, integrated oven with hob, tiled splash backs, space for washing machine and upright fridge freezer. Ceiling light point, tiled floor, uPVC double glazed window to rear and open access to the porch.

**REAR PORCH**

PVC door with double glazed inserts to rear garden, ceiling light point, tiled floor and hanging space.

**BATHROOM**

5' 8" x 6' 1" (1.73m x 1.85m)

Three piece white suite comprising of panelled bath with electric shower over, sink with mixer tap set to vanity unit with cupboards under and concealed cistern, dual flush WC. Opaque uPVC double glazed window to rear, tiled floor and tiling to wet areas. Extractor, ceiling light point and ladder style radiator.



**FIRST FLOOR LANDING**

UPVC double glazed window to front, ceiling light point and access to all bedrooms.

**BEDROOM**

11' 7" x 9' 10" (3.53m x 3m)

Double room with bank of cupboards and wardrobes offering ample storage, uPVC double glazed window to front, ceiling light point and radiator.

**BEDROOM**

11' 10" x 9' 10" (3.61m x 3m) widest points

Double room with uPVC double glazed window to rear overlooking the garden and to the trees beyond. Radiator, ceiling light point, double cupboard with upper cupboards over housing boule and offering shelving storage and further single cupboard offering hanging rail again with upper cupboards.

**BEDROOM**

8' 6" x 7' 4" (2.59m x 2.24m) widest points

Single room or office with ceiling light point and uPVC double glazed window to rear.

**EXTERIOR**

Front garden with pathway, planted borders and lawned area. The rear garden offers a paved patio for seating and paved pathway leading to the rear parking space. Mainly laid to lawn with bed for plants. Stone built storage shed, parking and wood store.

