

GENERAL INFORMATION

Mains Services: Gas, Water, Electric and Drainage

Council Tax Band: B

EPC Grading: D

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

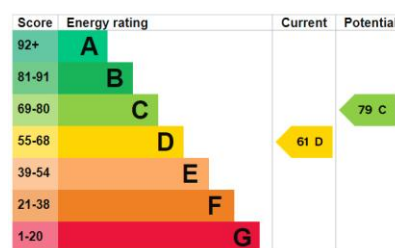
£40 ÷ 365 = £0.109

10.9p x 30 days outstanding = £3.28

DIRECTIONS

From the office of JH Homes continue down the cobbled Market Street until reaching the roundabout. Take the third turning onto the Eller's and turn first right on Chapel Street. Continue straight across at the junction and take the first turning on the left into Cox Street and the property is situated towards the top in the left hand side identified by a Pink For Sale Sign.

The property can be found by using the following "What Three Words" <https://what3words.com///oppose.novelists.comb>



£850pcm



2



2



1

25 Cox Street, Ulverston, LA12 0AS

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Conveniently placed close to the market town of Ulverston and its many local amenities, this traditional two bedroom property has a lovely feel as well as having some characteristic features including recessed shelving, high ceilings and feature fireplaces with tiled hearths. Conveniently laid out over two floors and comprising of entrance hall, lounge, spacious dining room with open access to the kitchen, utility room and downstairs WC/cloakroom with two bedrooms and a modern spacious bathroom to the first floor. Completing this property is an enclosed yard to the rear with gas central heating system and double glazing. Sorry No Smokers & Pets Considered.



Accessed through a PVC door with opaque glazed inserts into:

ENTRANCE HALL

Exposed flooring, radiator, overhead light and stairs leading to first floor.

LOUNGE

12' 10" x 10' 11" (3.91m x 3.33m)

Situated to the front of the property with feature fireplace with tiled slate effect hearth. Alcove shelving, overhead light, radiator and power points. UPVC double glazed window to front.

DINING ROOM

13' 2" x 10' 11" (4.01m x 3.33m)

Feature fireplace, fixed shelving to alcove and power points. UPVC double glazed window to rear. Open to kitchen.

KITCHEN

9' 11" x 8' 10" (3.02m x 2.69m)

Fitted with a modern range of base, wall and drawer units with work surface over incorporating one and half bowl sink and drainer with mixer tap.

Two uPVC double glazed windows to side, overhead lighting, splash back tiling, radiator and power points. Recess and plumbing for slimline dishwasher, integrated fridge freezer and gas cooker with four ring hob. Useful under stairs storage cupboard and open access to utility room.

UTILITY ROOM

9' 3" x 8' 10" (2.82m x 2.69m)

Fitted with a section of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap over. Double glazed window, recess and plumbing for washer/dryer and PVC door to rear. Velux roof window, ceiling light track and power points. Access to cloakroom.

CLOAKROOM/WC

5' 4" x 3' 10" (1.63m x 1.17m)

Two piece suite comprising of WC with low flush button and corner wash hand basin with mixer tap. Splash back tiling, wall light and Velux roof widow.



FIRST FLOOR LANDING

Stairs to first floor with painted spindles and balustrade. Overhead light and internal doors to bedrooms and bathroom with separate landing access.

BATHROOM

9' 11" x 8' 10" (3.02m x 2.69m)

Three piece white suite comprising of bath with wall mounted shower and fixed screen, WC with low flush button and pedestal wash hand basin. Wall mounted vertical towel rail/radiator, white wall tiling, two overhead lights, uPVC double glazed opaque window and extractor fan. Built in cupboard housing the Main eco Elite boiler with overhead storage.

BEDROOM

13' 4" x 8' 8" (4.06m x 2.64m)

Good size second room with feature fireplace, overhead light, power points and radiator. UPVC double glazed window to rear.

BEDROOM

12' 10" x 14' 1" (3.91m x 4.29m)

Excellent double room with exposed wooden flooring, feature fireplace with tiled hearth, overhead light, radiator and power points.

EXTERIOR

Enclosed yard with gated access to access lane.

