

**GENERAL INFORMATION**

Mains Services: Gas, Water, Electric and Drainage

Council Tax Band: D

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%

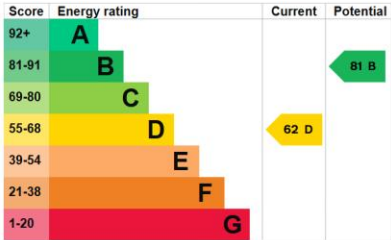
£500 x 0.08 = £40

£40 ÷ 365 = £0.109

10.9p x 30 days outstanding = £3.28

**DIRECTIONS**

From our office in the centre of ulverston proceed up market St, turn left onto queen Street, proceed to the traffic lights junction with the A590. Continue straight ahead onto princes Street, passing the railway station, continue on the road passing the primary school on the right and UVHS secondary school and sixth form on the left. Proceed through the dip and along Mountbarrow Road and after a short while, take a right hand turn onto Birkett Drive. Continue up the road and the property is situated on your left hand side near the end of the road.



£1500.00pcm



1



4



2



GARAGE & PARKING

53 Birkett Drive,  
Ulverston, LA12 9LN

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)



Stunning family detached bungalow with modern fitments throughout, situated in a popular area of Ulverston and offering lounge with fire, kitchen/diner with access to the family friendly enclosed garden, three bedrooms, modern bathroom suite and ample storage finish off the ground floor with a further double bedroom and modern shower room to the first floor. Complete with gas central heating system, double glazing, garage, off road parking and gardens front and rear viewing is a must. Sorry No Smokers & Not Suitable for Pets.



Entered through a PVC door with glazed inserts and side panel into:

**ENTRANCE HALL**

Laminate wood style flooring, radiator and ceiling light. Double cupboard offering ample storage, further under stairs cupboard and doors to three bedrooms, bathroom and lounge.

**LOUNGE**

10' 9" x 16' 10" (3.28m x 5.13m)  
Laminate wood style flooring, ceiling light point, radiator and uPVC double glazed window to front. Feature fire with surround and door into:

**KITCHEN/DINER**

16' 2" x 14' 6" (4.93m x 4.42m) widest points  
Kitchen Area  
Fitted with a range of soft close, base, wall and drawer units with worktop over incorporating sink and drainer with mixer taps, tiled splash backs and plinth lights. Belling style range cooker with hood over, integrated dishwasher and space for American fridge freezer and washing machine. Under counter lights, woot lights to ceiling and central ceiling light. UPVC double glazed window to rear, two Velux roof windows and PVC door with glazed inserts.  
Dining Area  
Spot lights to ceiling, storage cupboard, radiator and patio doors to rear garden. Stairs to first floor.

**BEDROOM**

12' 4" x 12' 8" (3.76m x 3.86m)  
Double room with uPVC double glazed window to front: radiator and ceiling light point.

**BEDROOM**

12' 11" x 10' 3" (3.94m x 3.12m)  
Further double room with uPVC double glazed window to rear, ceiling light point and radiator.

**BEDROOM**

7' 9" x 8' 4" (2.36m x 2.54m)  
Single room or office with ceiling light point, radiator and uPVC double glazed window to rear.

**BATHROOM**

7' 9" x 6' 11" (2.36m x 2.11m)  
Fitted with a modern three piece suite comprising of panelled bath with shower over, low level dual flush WC and vanity unit housing sink with mixer tap and storage under. Tiled to two walls, ladder style radiator, floor tiling and spot lights to ceiling. Storage shelving and opaque uPVC double glazed window to rear.



**FIRST FLOOR LANDING**

Access to bedroom and shower room, velux roof window, two spotlight sit cooping and ample storage to eaves.

**BEDROOM**

10' 6" x 17' 2" (3.2m x 5.23m)  
Double room with spot lights to ceiling, two Velux roof windows. Eaves storage, radiator and further uPVC double glazed window to side.

**SHOWER ROOM**

Three piece suite comprising of vanity unit housing sink with mixer taps and storage under, low level dual flush WC and shower with rain head and further microphone style hand held shower attachment. Fully tiled to walls and floor, spot lights to ceiling, extractor, ladder style radiator and Velux roof window.

**EXTERIOR**

Enclosed garden to rear with patio area and lawn. Attached garage, driveway to side and garden area to front.

**GARAGE**

Single garage with up and over door, glazed window to side and personal door. Power, light and radiator.

