

GENERAL INFORMATION

Mains Services: Gas, Water, Electric and Drainage

Council Tax Band: F

EPC Grading: C

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 4.00%
Interest rate applied: 3% + 4.00% = 7.00%
£500 x 0.0700 = £35.00
£35.00 ÷ 365 = £0.096
9.6p x 30 days outstanding = £2.88

DIRECTIONS

From the office of JH Homes head onto Queen Street. At the traffic lights turn right onto the A590 and continue through Swarthmoor to the roundabout where you will take the first exit signposted Croftlands. Proceed along the road and round the right hand bend where the property can be found on the left hand side a short way after the turning to Trinkeld Avenue.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£1300.00pcm



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GARAGE & PARKING

The Vicarage, Trinkeld, Main Road,
Swarthmoor, Ulverston, LA12 0RZ

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Detached family home with ample off street parking, attached single garage, gardens to the front, side and rear with views over open fields to the front. Situated in the sought after village of Swarthmoor which offers walks from the doorstep, the historic Swarthmoor Hall, as well as the village primary school with the added advantage of the popular market town of Ulverston being nearby as are Dalton & Barrow-in-Furness plus within a short drive The Lakes. Comprising of entrance porch, study, WC, entrance hall, lounge, dining room, kitchen/diner and utility room to the ground floor with four good sized bedrooms, shower room, bathroom, and separate WC to the first floor. Complete with gas central heating system and uPVC double glazing. Sorry No Smokers & Pets Considered.



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

PORCH

Door to study, hall and WC. Radiator, ceiling light point, double cupboards and tiled floor.

STUDY

15' 1" x 11' 0" (4.6m x 3.35m)
Spot lights to ceiling, radiator and double storage cupboard. Upvc double glazed windows to front and rear and wall mounted gas fire.

WC

Fitted with a two piece suite comprising of pedestal wash hand basin and low level, dual flush WC. Opaque uPVC double glazed window to rear, ceiling light point and radiator.

ENTRANCE HALL

Doors to lounge, dining room and kitchen. Stairs to first floor with under stairs cupboard, two ceiling light point points and radiator.

LOUNGE

12' 11" x 18' 7" (3.94m x 5.66m)
Three uPVC double glazed windows to side and front, two ceiling light points, two radiators and gas fire set to hearth with built in shelving and mantle.

DINING ROOM

12' 0" x 11' 11" (3.66m x 3.63m)
UPVC double glazed window to front, radiator and ceiling light point and serving hatch to kitchen.

KITCHEN/DINER

9' 8" x 18' 7" (2.95m x 5.66m)
Kitchen area
Fitted with a range of base, wall and drawer units with work top over incorporating stainless steel sink and drainer with swan necked mixer tap and tiled splash backs. Moveable spot lights to ceiling, space for dishwasher, space and point for gas cooker and space for upright fridge freezer. UPVC double glazed window to rear.
Dining area
UPVC double glazed window to rear, radiator and moveable spot lights to ceiling. Door to:

UTILITY ROOM

6' 5" x 9' 8" (1.96m x 2.95m)
Fitted with two base cupboards with worktop over incorporating stainless steel sink and drainer with mixer tap. Space for washing machine and under counter fridge. UPVC double glazed window to rear, ceiling light point and wall mounted boiler for the hot water and heating system. PVC door with opaque double glazed inserts giving access to the rear garden.

FIRST FLOOR LANDING

Doors to four bedrooms, bathroom, shower room and WC. Upvc double glazed window to rear and radiator.

WC

Fitted with a two piece suite comprising off low level WC and wall mounted wash hand basin. Opaque uPVC double glazed window to rear, radiator and ceiling light point.



BATHROOM

6' 6" x 8' 11" (1.98m x 2.72m) widest points
Fitted with a two piece suite comprising of panelled bath with electric shower over and order wash hand basin. Tiled to wet areas, ceiling light point, radiator and opaque uPVC double glazed window to rear.

SHOWER ROOM

6' 8" x 5' 10" (2.03m x 1.78m)
Fitted with a two piece suite comprising of panelled bath with electric shower over and order wash hand basin. Tiled to wet areas, ceiling light point, radiator and opaque uPVC double glazed window to rear.

SHOWER ROOM

6' 8" x 5' 10" (2.03m x 1.78m)
Shower cubicle with mixer shower, opaque uPVC double glazed window to side, radiator, ceiling light point and cupboard housing hot water cylinder.

BEDROOM

13' 0" x 10' 7" (3.96m x 3.23m)
Double room with upvc double glazed window to front, radiator and ceiling light point.

BEDROOM

13' 0" x 7' 9" (3.96m x 2.36m)
Single room with two uPVC double glazed windows to side and front, radiator and ceiling light point.

BEDROOM

8' 8" x 9' 9" (2.64m x 2.97m)
Double room with fitted wardrobe offering hanging space, ceiling light point, radiator and uPVC double glazed window to front.

BEDROOM

9' 8" x 12' 0" (2.95m x 3.66m)
Double room with pedestal wash hand basin with tiled slash backs, radiator and ceiling light point. Upvc double glazed window to rear with views over rooftops to the hills beyond.

EXTERIOR

To the front is ample parking, single garage and access to side gardens. The rear is fully enclosed, mainly laid to lawn with established borders and mature plants. Offers undercover space for bins and storage.

