

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 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 JH Homes office turn left onto Queen Street, at the traffic lights turn right onto the A590. After entering Swarthmoor turn left immediately after the Miners Arms public House.

Moorgarth is the second road on the right. The property can be found by using the following "What Three Words" <https://what3words.com/abandons.fragments.outhouse>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	81 B
39-54	E		
21-38	F		
1-20	G		



£950.00



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ON ROAD
PARKING

12 Moorgarth, Swarthmoor,
Ulverston, LA12 0HX

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Three bedroom semi detached house with ample on street parking, garden to front and rear. Comprising of a good sized kitchen/diner and lounge with patio doors to the rear garden, study, store room/utility and downstairs WC to the ground floor with three bedrooms and a three piece bathroom suite to the first floor. 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. Excellent access to the A590 leading to Barrow-In-Furness and the nearby market town of Ulverston. Sorry No Smokers & Pets Considered.



Entered through a PVC door with double glazed inserts into:

- HALLWAY**
5' 7" x 6' 11" (1.7m x 2.11m)
Door to lounge, study/store and stairs to first floor. Ceiling light point and traditional style radiator.

STUDY/STORE
UPVC double glazed window to side and coat hooks to wall.

LOUNGE
17' 5" x 11' 11" (5.31m x 3.63m)
Excellent sized room with dual aspect uPVC double glazed windows, traditional style radiator and moveable spotlights to ceiling. Door to:

KITCHEN
10' 8" x 12' 11" (3.25m x 3.94m)
Fitted with a modern range of base, wall and drawer units with worktop over incorporating sink and drainer with mixer tap. Integrated electric oven and hob, fridge-freezer and dishwasher. Ceiling light point with rose, traditional style radiator and PVC double glazed patio doors overlooking endosed rear garden. Door to:
- PASSAGEWAY**
12' 1" x 2' 10" (3.68m x 0.86m)
PVC doors to front and rear with glazed inserts, doors to store/utility and WC.

STORE
8' 10" x 8' 10" (2.69m x 2.69m)
Space and plumbing for washing machine, ceiling light point and uPVC double glazed window to front.

WC
5' 7" x 2' 7" (1.7m x 0.79m)
Low level WC and uPVC double glazed window to rear.

FIRST FLOOR LANDING
Doors to all bedrooms, bathroom, ceiling light point and uPVC double glazed window.

BEDROOM
13' 11" x 9' 8" (4.24m x 2.95m) widest points
Double room with uPVC double glazed window to front, radiator and ceiling light point. Two cupboards offering shelving and hanging space.



BATHROOM
6' 6" x 6' 0" (1.98m x 1.83m)
Fitted with a modern three piece suite comprising of panelled bath with mixer shower over, pedestal wash hand basin and low level, dual flush WC. Opaque uPVC double glazed window to side, ceiling light point, tiling to some walls, dadding to ceiling and ladder style radiator.

BEDROOM
14' 0" x 11' 11" (4.27m x 3.63m)
Double room with uPVC double glazed window to front, radiator and ceiling light point. Cupboard over stairs housing the gas central heating boiler for the hot water and heating system.

BEDROOM
7' 9" x 8' 11" (2.36m x 2.72m)
Good sized single room with uPVC double glazed window to rear, radiator and ceiling light point.

EXTERIOR
Well maintained, generously sized front garden with gate and path leading to both the front and side entrances. To the rear is an excellent sized garden predominantly laid to lawn with patio area that runs across the back of the house and extends through the centre of the garden.



Total area: approx. 98.7 sq. metres (1062.3 sq. feet)