

**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:

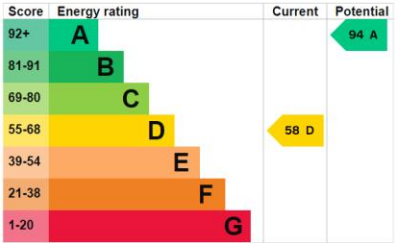
- If the tenant requests a change to the tenancy agreement and the landlord agrees e.g. the keeping of a pet mid-tenancy/change of sharer -£50 (inc. VAT);
- If rent is more than 14 days late, interest will be charged at 3% over the base rate of the Bank of England;
- Default fees for lost keys or other 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 4.25%  
Interest rate applied: 3% + 4.25% = 7.25%  
£500 x 0.0725 = £36.25  
£36.25 ÷ 365 = £0.099  
9.9p x 30 days outstanding = £2.97

**DIRECTIONS**

Proceed out of Ulverston heading towards Barrow-in-Furness. On leaving Swarthmoor take the turning on the left signposted to Great Urswick. Proceed through Great Urswick with the General Burgoyne Public House on the right hand side and after a short distance you will find the turning to Kirk Flatt on your right after the crescent of St Mary's. Proceed onto Kirk Flatt turning right where 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/agenda.includes.tiredness>



£825.00pcm



2



2



1

8 Kirk Flatt, Great Urswick,  
Ulverston, LA12 0TB

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)

Two bedroom mid terrace property with great sized rooms, offering lounge with patio doors to the patio front garden, kitchen/diner, understairs utility area, two double bedrooms to the first floor and modern shower room. Complete with gas central heating system, double glazing and rear patio garden. Sorry No Smokers & Pets Considered.



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

**ENTRANCE HALL**

Stairs to first floor, ceiling light point, space for coats and door to:

**LOUNGE**

16' 6" x 11' 9" (5.03m x 3.58m) widest points  
Central gas fire with surround, hearth and mantle, ceiling light point and sliding double glazed doors to the front. Glazed door into:

**KITCHEN/DINER**

16' 7" x 10' 9" (5.05m x 3.28m) widest points  
Dining area  
Radiator, ceiling light pine and open to rear porch.

**Kitchen area**

Fitted with a modern range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer the mixer tap. Integrated Neff oven and grill, Neff hob with cooker hood over and tiled splash backs. Further integrated appliances include an under counter fridge and dishwasher.

**REAR PORCH**

Exterior PVC door with glazed inserts to rear, under stairs cupboard with ceiling light point, shelving and space and plumbing for washing machine.

**FIRST FLOOR LANDING**

Doors to bedrooms, shower room and ceiling light point.

**BEDROOM**

10' 7" x 15' 1" (3.23m x 4.6m) into wardrobes  
Double room with fitted wardrobes to one side all, radiator and ceiling light point. UPVC double glazed window to front.



**BEDROOM**

12' 11" x 8' 7" (3.94m x 2.62m)  
Further double with cupboard housing Worcester boiler for the hot ware and heating system and shelving. Radiator, ceiling light point and uPVC double glazed window to rear over rooftops to the fields in the distance.

**SHOWER ROOM**

5' 4" x 6' 2" (1.63m x 1.88m)  
Fitted with a modern suite comprising of vanity unit housing concealed cistem, dual flush WC and sink with mixer tap and cupboards under and double shower. Ceiling light point, tiles and cladding to walls and ceiling, ladder style radiator and opaque uPVC double glazed window to rear.

**EXTERIOR**

To the front is a paved patio with gate to the road and the rear offers a further easy to maintain patio area with gate to the rear.

