



**LOWICK GREEN,
ULVERSTON,
LA12 8DZ**

£850 pcm

FEATURES

Perfectly Located

Two Bedrooms Over Two
Floors

Good Sized Dining Kitchen

Lounge With Open Fire

Downstairs Bathroom

Additional Cloakroom/WC

Integral Garage

Parking For One

Electric Heating

Small Seating Area



Garage,
Off Road
Parking



Traditional stone built cottage in a picturesque setting with views to the front over towards Dow Crag and The Old Man of Coniston. The accommodation comprises of excellent sized rooms with dual aspect lounge and kitchen/diner, bathroom, double bedroom, along with a downstairs WC and integral garage. The first floor completes the accommodation with a further double bedroom with feature beams and small vanity area. The exterior has space for a small bistro set with views to the hills and open over the neighbors garden. Situated in a rural area but still offering great access links to both the Lakes as well as Barrow and Ulverston. Sorry No Smokers & Pets Considered.

Entered with access to the side of the garage down a pedestrian path to a wooden door with double glazed inserts that leads into:

WC/CLOAKROOM

Fit with a two piece suite comprising of low level, hidden cistern WC and wall mounted corner sink, ceiling light point and wood cladding to the walls.

LOUNGE

13' 11" x 14' 5" (4.24m x 4.39m) widest points

Bright room with dual aspect wooden double glazed windows to front and side the front overlooking the neighbours garden with views to the hills in the distance. Two electric storage heaters, alcove shelving, serving hatch and open fire with decorative stone and shelving over. Two ceiling light points, four wall lights and door into:

KITCHEN/DINER

14' 1" x 10' 7" (4.29m x 3.23m) widest points

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap and hob. Integrated eye level oven, tiled splash backs and electric storage heater.

Space and plumbing for dishwasher or/and space for fridge/freezer. Two ceiling light points, tiled splash backs and two wooden double glazed windows to front and rear. Door into:

INNER HALL

Door and wooden double glazed window to rear, electric storage heater and cupboard for storage. Doors to bathroom and bedroom.

BATHROOM

7' 4" x 6' 1" (2.24m x 1.85m)

Fitted with a white three piece suite comprising of low level, concealed cistern WC, vanity unit with sink offering storage under and panelled bath with mixer shower and shower curtain. Tiled to two walls, ceiling light point and opaque wooden double glazed window to front.

BEDROOM

9' 8" x 13' 7" (2.95m x 4.14m)

Good sized double room with electric storage heaters, ceiling light point and two wooden double glazed windows to front and side.

FIRST FLOOR LANDING

Small feature window, Velux roof window and door into:

BEDROOM

11' 3" x 15' 2" (3.43m x 4.62m)

Further double room with wooden double glazed window to side, electric storage heater, Velux roof window, storage cupboard and feature beams to ceiling. With access to a small vanity area with shelf, ceiling light point and wall mounted sink.

GARAGE

16' 1" x 9' 0" (4.9m x 2.74m)

Single integrated garage with up and over door, light and power.

EXTERIOR

In front of the garage is parking for one with access to the front of the property to the right hand side. There is a small walkway to the front and a slightly bigger area to the rear overlooking the neighbours garden which is suited to a bistro table and chairs.

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.

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.

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 reletting 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 3.75%

Interest rate applied: $3\% + 3.75\% = 6.75\%$

$£500 \times 0.0675 = £33.75$

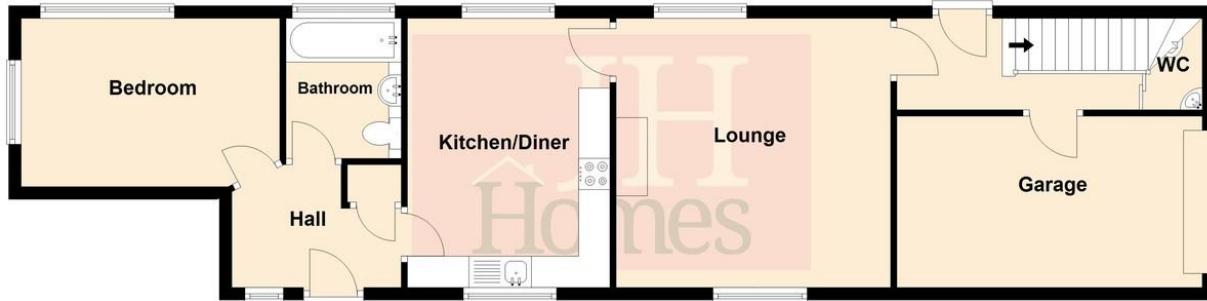
$£33.75 \div 365 = £0.092$

$9.2p \times 30 \text{ days outstanding} = £2.76$



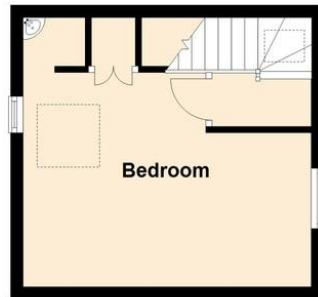
Ground Floor

Approx. 75.9 sq. metres (816.9 sq. feet)



First Floor

Approx. 19.8 sq. metres (213.5 sq. feet)



Total area: approx. 95.7 sq. metres (1030.5 sq. feet)

Call us on

01229 445004

contact@jhhomes.net

www.jhhomes.net/properties

GENERAL INFORMATION

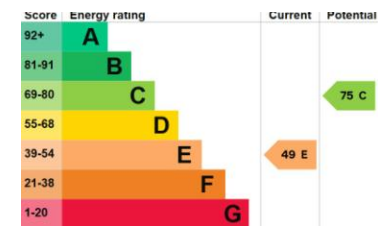
COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains services to include water, drainage, electric.

DIRECTIONS:

From Greenodd Roundabout, take the A5092 following signs for Coniston. Shortly after the junction for Coniston, continue on the A5092, following signs for Workington and Whitehaven. After going up a slight incline, look for a row of white houses on your left, the property is located just beyond them on the left-hand side.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.