



SWALLOWS REST, ELLERIGGS BROW, ULVERSTON, LA12 7PD

£950 pcm

FEATURES

Beautifully Presented Barn Conversion

Modern Kitchen & Bathroom

Laid Out Over Three Floors

Open Plan Lounge/Kitchen With Integrated Appliances

Further Shower Room
Parking & Just Outside
Ulverston

Rural Setting &
Surrounded By Fields

Available Now

Two Bedrooms - Master With
Ensuite

Sorry No Smokers & Not
Suitable For Pets



Off Road
Parking



Beautifully presented, two bedroom, fully furnished, barn conversion with quality internal fixtures and fittings. Conveniently laid out over three floors with a bedroom on the lower level and ground floor and open plan living accommodation on the first floor. Two modern shower rooms and parking. Sorry No Smokers & Not Suitable for Pets.

External light and entered through a wooden door with glazed inserts into:

ENTRANCE HALL

Wooden double glazed window to the side, stairs to first floor and lower ground floor. Central ceiling light and wall mounted electric heater.

INNER HALL

Access to bedroom and shower room. Two ceiling lights and cupboard offering storage and plumbing for washing machine.

BEDROOM

9' 10" x 15' 0" (3m x 4.57m) widest points

Double room with wood effect uPVC double glazed window to the front, wall mounted electric heater and central ceiling light.

SHOWER ROOM

7' 6" x 4' 7" (2.29m x 1.4m)

Three piece suite comprising of corner shower unit with electric shower, vanity unit with cupboards housing sink with mixer tap and concealed cistern, dual flush WC. Ladder style, wall mounted radiator, wall mounted, light up mirror, extractor and cladding to walls.

LOWER GROUND FLOOR

Half landing with wooden double glazed window to the rear with window seat, wall light and further sensor wall light. Space under stairs with hooks for hanging.

BEDROOM

14' 2" x 14' 8" (4.32m x 4.47m) 'L' shaped room - widest points

Good sized double room with two wood style uPVC double glazed windows to the side. Wall mounted electric heater and spot lights to ceiling.

ENSUITE

5' 2" x 5' 4" (1.57m x 1.63m)

Three piece suite comprising of corner shower unit with electric shower, vanity unit with cupboards housing sink with mixer tap and low level, dual flush WC. Ladder style, wall mounted radiator, wall mounted, light up mirror, extractor and cladding to walls.

FIRST FLOOR LANDING

Ceiling light and door into:

LOUNGE/DINER AREA

13' 1" x 16' 6" (3.99m x 5.03m)

UPVC double glazed window to the side with views over rooftops to the fields beyond, Velux roof window, central ceiling light, wall mounted electric heater and some limited head height.

KITCHEN AREA

5' 11" x 16' 5" (1.8m x 5m)

Fitted with a range of modern, high gloss base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with swan necked mixer tap. Integrated oven and hob with cooker hood over, splashback, under counter fridge, separate freezer and dishwasher. Moveable spot lights to ceiling and Velux roof window.

EXTERIOR

Parking to the front, space for bins and small seating area.

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.

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: $3\% + 3.75\% = 6.75\%$

$£500 \times 0.0675 = £33.75$

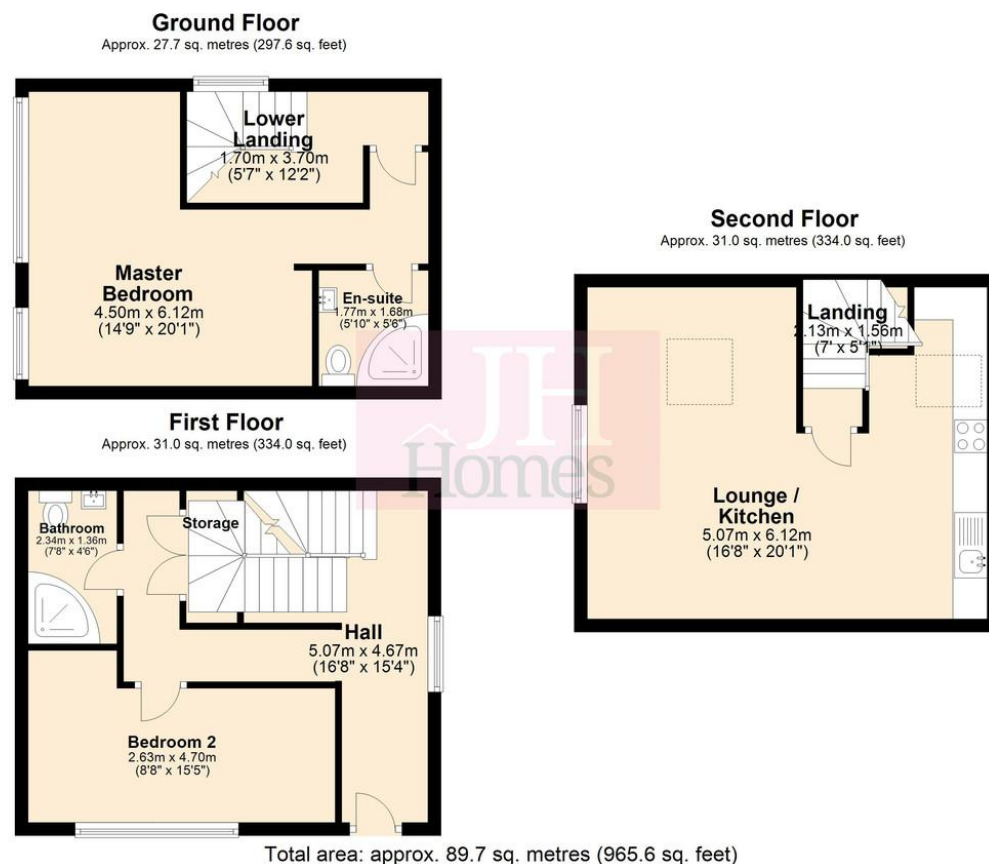
$£33.75 \div 365 = £0.092$

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



JH HOMES | 2 NEW MARKET STREET, ULVERSTON, CUMBRIA, LA12 7LN





Call us on
01229 445004

contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

COUNCIL TAX: A

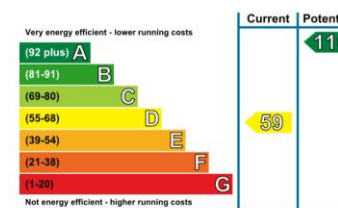
LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

From our office in Ulverston, head up Soutergate and turn left into Old Hall Road. Follow on out into the country road and after the last house about 1 mile top crossroads. Continue straight over and after about 1 minute's drive, bear left and take the lane. Look for the driveway off to the right and the two barn conversions with the property being on the left hand side. The property can also be found by using the following:

<https://what3words.com/spirit.lakeside.reverted>



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.