



FURNACE COTTAGE, NEWLAND, ULVERSTON, LA12 7QG

£1,050 pcm

FEATURES

Mid Terrace Cottage

Three Bedrooms

Lounge With Wood Burner

Good Sized Kitchen

Utility To Ground Floor

First Floor Bathroom Suite

Master Bedroom With Ensuite

Wooden Double Glazing & Air Source Heat Pump

Parking & Open Patio

Situated On Edge Of Ulverston



Off Road
Parking



Grade II listed cottage situated in a conservation area on the outskirts of Ulverston offering a peaceful location whilst being close to amenities. Comprising of three bedrooms, master with ensuite, bathroom to first floor, good sized lounge and kitchen with the added bonus of a utility room. Wooden double glazed windows, air source heat pump, parking and open patio/cottage garden. Sorry No Smokers & Pets Considered.

Entered through a wooden door with glazed inserts into:

KITCHEN/DINER

12' 11" x 10' 9" (3.94m x 3.29m)

Fitted with a range of base and wall units with worktop over incorporating oven with cooker hood over, integrated dishwasher, fridge and freezer. Stainless steel sink with drainer and taps under wooden double glazed window to front with fitted blind, ceiling light point and radiator. Wooden door to utility and step up to lounge.

UTILITY ROOM

3' 8" x 8' 10" (1.13m x 2.70m)

Fitted with a range of base units and drawer with worktop over incorporating sink and drainer with taps, space for washing machine and ceiling light point.

LOUNGE

12' 9" x 13' 1" (3.91m x 3.99m)

Light room with wooden patio doors with double glazed inserts, wooden double glazed window to front with fitted blind, radiator, and light point. Wood burner set on slate hearth with a stone arch. Beam to ceiling, under stairs cupboard and door to stairs to first floor.

FIRST FLOOR LANDING

Doors to three bedrooms, bathroom and two ceiling light points.

BEDROOM

13' 1" x 9' 6" (4.01m x 2.92m)

Double room with wooden double glazed window to front with fitted blind. Radiator, light point and feature beams to walls and ceiling.

BEDROOM

9' 3" x 10' 10" (2.82m x 3.3m)

Further double room with two wall lights, light point, feature cast fire with surround and cupboard offering hanging space. Wooden double glazed window to front with fitted blind and radiator.

MASTER BEDROOM

12' 11" x 11' 10" (3.94m x 3.61m)

Further double room with cast feature fire place, wooden double glazed window to front with blind and radiator. Wall light point, ceiling light point and cupboard with hanging rail and shelf. Door to:

ENSUITE

4' 7" x 4' 11" (1.40m x 1.52m)

Three piece shower room fitted with low level, dual flush WC, pedestal wash hand basin with mixer tap and corner shower with rain head and hand held attachment. Ceiling light point, tiled splash backs and light up mirror.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with telephone style mixer tap and electric shower, pedestal wash hand basin and low level, dual flush WC. Opaque wooden double glazed window to rear, radiator and ceiling light point.

EXTERIOR

Accessed from the front the property offers parking with a green planted divide and stone chipped pathway to front door. Stone chipped seating area to the front of the lounge.

APPLYING FOR A TENANCY

Should you wish to apply for a tenancy, you should contact our Lettings Team for further information.

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 & RENT:

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 is payable on or by each rent day and is payable by standing order. Upon signing an agreement the tenant is responsible for paying one month's rent plus their deposit. Please Note: It is not possible to use the deposit as rent for the final month.

The tenant will be responsible for all rent, utility charges during the 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.

GENERAL INFORMATION

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. 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.

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 x 0.0675 = £33.75

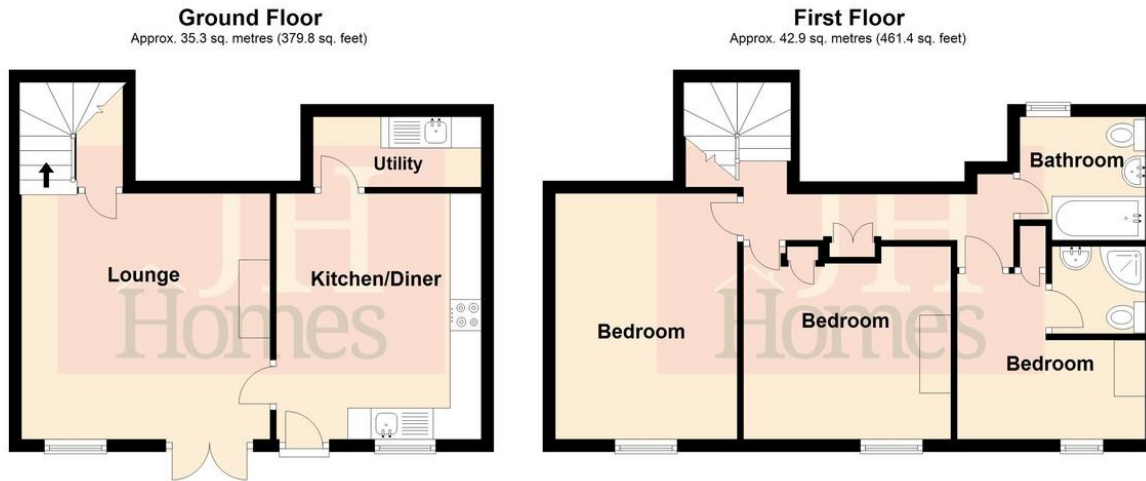
£33.75 ÷ 365 = £0.092

9.2p x 30 days outstanding = £2.76



Call us on
01229 445004

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



Total area: approx. 78.1 sq. metres (841.1 sq. feet)

GENERAL INFORMATION

COUNCIL TAX: B

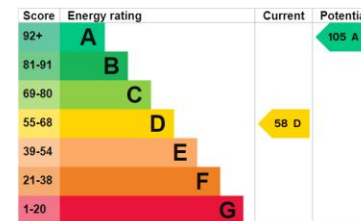
LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains services include water and electric. Drainage is private.

DIRECTIONS:

Leaving Ulverston and heading towards Newby Bridge, just before the garage on your left take the turning on your left. The property is found at the end of this road in front of you. The property can be found by using the following approximate "What Three Words"

<https://what3words.com/picked.smirks.embellish>



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.