





FARTHINGS, MAIN STREET, BURTON, CARNFORTH, LA6 1LU

£700 pcm

FEATURES

- Ground Floor Apartment
- One Double Bedroom
- Modern Kitchen & Bathroom
- Recently Decorated & Carpeted
- Good Sized Lounge
- UPVC Double Glazing
- Electric Heating
- Village Location
- Available Now
- Sorry No Smokers

1 | 1 | 1 | On Road Parking

JH Homes

Available to rent, this well-presented property offers comfortable and well-proportioned accommodation, making it an ideal home for a single occupant or couple. Comprising of entrance hall, spacious lounge, modern fitted kitchen, double bedroom and contemporary bathroom suite. Further benefits include uPVC double glazing, electric heating and outside space to the rear accessed from the side archway. Early viewing is highly recommended to appreciate the accommodation on offer in this village location.

Entered through a PVC door with glazed inserts into:

HALL

Electric radiator, ceiling light point, sliding door to kitchen and door to:

LOUNGE

13' 10" x 9' 9" (4.22m x 2.97m)

Good sized space with two uPVC double glazed windows to front, electric radiator and door to inner hall.

INNER HALL

Doors to kitchen, bathroom, under stairs storage and water tank cupboard.

KITCHEN

10' 2" x 7' 7" (3.1m x 2.31m)

Fitted with a modern range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap. Eye level integrated oven and hob with cooker hood over, space for upright fridge/freezer and space and plumbing for washing machine. Strip light to ceiling and uPVC double glazed window up front.

BEDROOM

13' 7" x 8' 11" (4.14m x 2.72m)

Double room with uPVC double glazed window to rear, ceiling light point and radiator.

BATHROOM

8' 0" x 4' 4" (2.44m x 1.32m)

Modern three piece suite comprising of vanity unit housing sink with mixer tap and cupboards under, low level dual flush WC and panelled bath with electric shower over and screen. Modern ladder style towel radiator, ceiling light point, panelling to wet areas and opaque uPVC double glazed window to rear.

EXTERIOR

Yard area to rear accessed by the archway to the side.

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 expense s.

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 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



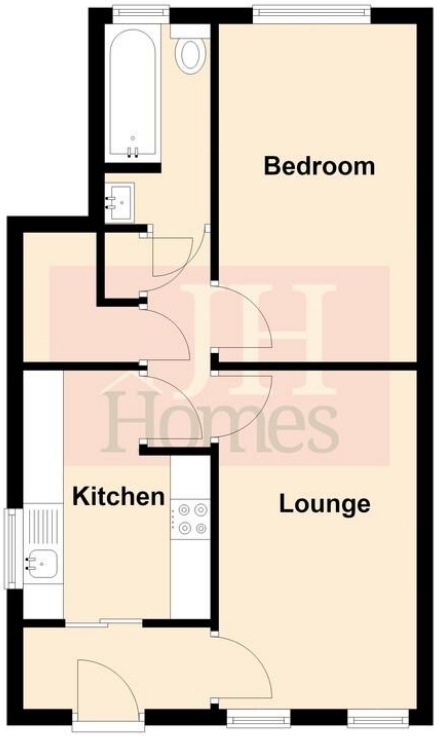






Ground Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



Total area: approx. 39.0 sq. metres (419.7 sq. feet)

Call us on

01229 445004

contact@jhhomes.net

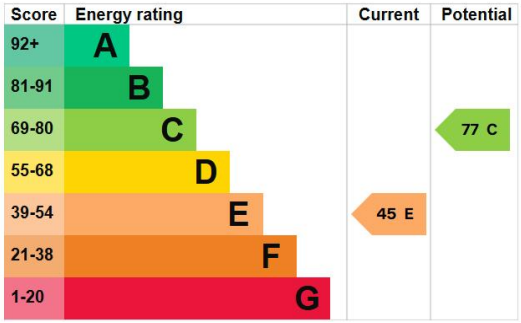
www.jhhomes.net/properties

GENERAL INFORMATION

COUNCIL TAX: A
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains services include electric, water and drainage.

DIRECTIONS:

From junction 36 of the M6 proceed towards Burton in Kendal, upon entering the village you will pass the church on the right-hand side continue into the village passing the school, the village hall and the local shop on your left. As you see The Royal Hotel Public House and Restaurant on your left the property can be found immediately on your right. The property can be found by using the following ''What Three Words'' https://what3words.com/denoting.saga.mandolin



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.