2 CHURCH VIEW COTTAGES, GREAT URSWICK, ULVERSTON, LA12 0ST

£750 pcm

FEATURES

- Two Bedrooms
- Lovely Traditional Cottage
- Bright Full Width Lounge
- Kitchen With Exterior Door To Patio Area
- Family Bathroom
- Communal Garden
- On Road Parking
- Popular & Convenient Village Location
- GCH System
- Village Location

1 1 2 On Road Parking

JH Homes

Situated in a pleasant village setting, this charming two bedroom cottage offers a wealth of character. Comprising of lounge with an attractive open fireplace, spacious kitchen/diner to the ground floor and two well-proportioned bedrooms plus shower room to the first floor. Enjoying a blend of period charm and everyday practicality plus a small open patio area and outbuilding for storage. Sorry No Smokers & Pets Considered.

Entered through a wooden door into:

PORCH

Windows to side and front with further wooden glazed door into:

LOUNGE

8' 6" x 14' 11" (2.59m x 4.55m)

UPVC double glazed window to front, ceiling light point and radiator. Open fire with surround and tiles heath, further opaque uPVC double glazed window to front and high level meter cupboard.

KITCHEN/DINER

9' 11" x 14' 11" (3.02m x 4.55m) widest points

Fitted with an older range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap. Oven, space for upright fridge/freezer and space and plumbing for washing machine. Ceiling light points, stairs to first floor and radiator. Stove set to hearth with wooden mantle over, wooden single glazed window to rear and wooden door with glazed insert to shared rear space.

FIRST FLOOR LANDING

Wall mounted boiler for the hot water and heating system, ceiling light point, doors to two bedrooms and shower room.

SHOWER ROOM

6' 0" x 5' 5" (1.83m x 1.65m)

Fitted with a three piece suite comprising of corner shower unit, WC and pedestal wash hand basin. Plastic cladding to two walls, ceiling light pint and opaque uPVC double glazed window to front.

BEDROOM

9' 1" x 9' 3" (2.77m x 2.82m)

Good sized single room with uPVC double glazed window to front, radiator and ceiling light point.

BEDROOM

9' 8" x 11' 11" (2.95m x 3.63m) widest points

Double room with ceiling light point, radiator and uPVC double glazed window to rear. Airing cupboard housing lagged hot water tank and shelving.

EXTERIOR

Small open patio area and access to a stone outbuilding.

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.

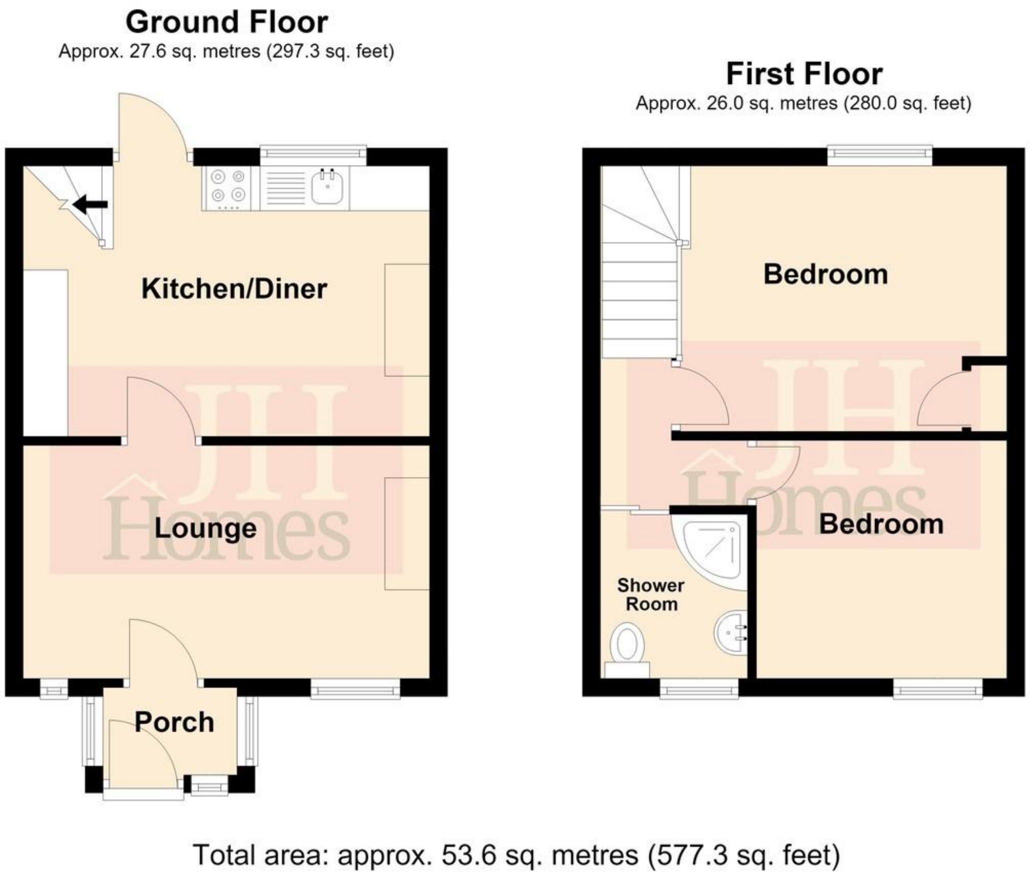
SECURITY DEPOSIT
A Security Deposit equal to 5 weeks' rent will be payable to JH Homes (Cumbria) Limited, if the applicant successfully completes the referencing process. Any money held by JH Homes (Cumbria) Limited as a Holding Deposit will be used towards payment of the Security Deposit. The Security 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 3.75%
Interest rate applied: 3% + 3.755% = 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

GENERAL INFORMATION

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

From our office in Ulverston proceed along the A590 towards Barrow in Furness passing through the roundabout at Swarthmoor Cross-a-Moor. Take the left hand turning signposted to Urswick and continue into the village of Great Urswick taking your next left. The property can be found a shortway along on the left hand side just after Weint Lane and identified by our To Let board. The property can be found by using the following ''What Three Words'' https://what3words.com/readjust.craftsman.joggers