

GENERAL INFORMATION

Mains Services: Gas, Water, Electric and Drainage

Council Tax Band: B

EPC Grading: C

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.

Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

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 re letting 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 5.25%

Interest rate applied: 3% + 5.25% = 8.25%

£500 x 0.0825 = £41.25

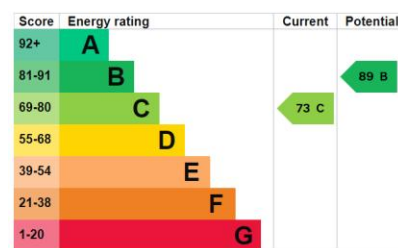
£41.25 ÷ 365 = £0.113

11.3p x 30 days outstanding = £3.39

DIRECTIONS

From the centre of Dalton-in-Furness proceed along Market Street turning left onto Abbey Road and then first left up Cemetery Hill. Proceeding up Cemetery Hill which joins Newton Road. Continue along Newton Road taking the last turning on the left into Stainton Drive the property can be found near the end of the road on the left hand side just after the turning into Bardsea Close.

The property can be found by using the following "What Three Words" <https://what3words.com/acrobats.crumb.closed>



£900.00



1



2



1



PARKING

57 Stainton Drive, Dalton-in-Furness, LA15 8XD

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Semi detached house situated in this most popular and sought after location to the edge of Dalton in Furness. Good standard of presentation throughout and comprising of porch, lounge/diner, kitchen with two bedrooms and a bathroom to the first floor. Complete with driveway to front and side, pleasant enclosed rear garden, gas central heating system and double glazing. Sorry No Smokers & Pets Considered.



Accessed through a Mahogany shaded PVC door with leaded and pattern glass panes opening to:

LOUNGE

16' 11" x 12' 2" (5.16m x 3.71m)
UPVC double glazed windows to front and side, inset lights to ceiling, TV bracket to wall and an open under stairs area. Stairs to side lead to first floor.

KITCHEN/DINER

12' 1" x 7' 2" (3.68m x 2.18m)
Fitted with a modern range of base, wall and drawer units with black work surface over incorporating sink and drainer with mixer tap and up stands. Integrated appliances include Bosch microwave, Beco electric fan assisted oven and electric hob with glass splashback and cooker hood over. UPVC double glazed window overlooking the rear garden and half glazed PVC door with access to the rear garden. Tall black column radiator, tiling to floor and inset lights to ceiling.

FIRST FLOOR LANDING

Modern wooden doors to two bedrooms, bathroom and inset lights to ceiling.

BEDROOM

10' 4" x 12' 2" (3.15m x 3.71m) widest points
Double room with uPVC double glazed window to front, ceiling light point, radiator and double doors to storage cupboard with shelving over stairwell.

BATHROOM

6' 3" x 5' 5" (1.91m x 1.65m)
Modern bathroom comprising of three piece suite comprising of bath with shower over, screen and mixer tap, pedestal wash hand basin and dual flush WC. Fully tiled walls and floor, chrome ladder style towel radiator, inset lights to ceiling, expel air extractor, electric shaver point and uPVC double glazed pattern glass window to side.



BEDROOM

7' 2" x 12' 2" (2.18m x 3.71m)
UPVC double glazed window that looks down to the rear garden and beyond to neighbouring properties. Ceiling light point, power and radiator.

EXTERIOR

To the front of the property is grassed area with drive that extends to the side of the property and gated access to the rear. The rear garden is well presented and offers an excellent recreation area with flagged patio, lawn, raised gravel bed to the end and useful garden storage shed.

