



8 SALTERN CLOSE, ULVERSTON, LA12 9FT

£1,100 PCM

FEATURES

Mid terraced

Two Bedrooms

Lounge With Picture Window

Modern Kitchen & Bathroom

Dining Area With Patio Doors

Downstairs WC

UPVC Double Glazing &
GSCH System

Driveway & Garden

Sought After Location

New Build



Allocated
Parking



Modern two bedroom mid terraced home which is ready to move into. Offering bright and airy lounge, good sized kitchen/diner and the added benefit of a downstairs WC. The first floor has two bedrooms, and a family bathroom. Completing this exceptional home is a tandem driveway, small garden frontage and good sized enclosed rear garden which is mainly laid to lawn with patio. Positioned to the edge of Ulverston on the picturesque coast road and offering lovely open views to the front of surrounding farmland. The location offers easy access to Ulverston and its comprehensive amenities and along the coast road to the nearby beach at Bardsea. Sorry No Smokers & Pets Considered.

Entered through a PVC door into:

ENTRANCE PORCH

Door into lounge, radiator and ceiling light point.

LOUNGE

13' 6" x 11' 7" (4.11m x 3.53m)

Box bay, uPVC double glazed window to front, two radiators, ceiling light point and open to under stairs with stairs leading to the first floor. Door into:

INNER HALL

Door to WC, ceiling light point and open doorway to kitchen.

WC

Fitted with a two piece suite comprising of low level, dual flush WC and pedestal wash hand basin with mixer tap. Tiled to mid height, radiator, extractor and spot light to ceiling.

KITCHEN/DINER

8' 7" x 11' 7" (2.62m x 3.53m)

Fitted with a range of modern soft close base, wall and drawer units with worktop over incorporating one and a half bowl stainless steel sink and drainer with mixer tap. Integrated fridge/freezer and double oven with induction hob and cooker hood over. Space and plumbing for washing machine and wall mounted combination boiler. Radiator, spot lights to ceiling and additional ceiling extraction. UPVC double glazed window to rear and PVC, double glazed patio doors to garden.

FIRST FLOOR LANDING

Doors to two bedrooms and family bathroom. Loft access and ceiling light point.

BEDROOM

10' 4" x 11' 7" (3.15m x 3.53m)

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

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and screen, low level, dual flush WC and pedestal wash hand basin with mixer tap. Tiled to wet areas, ladder style radiator, spot lights to ceiling and extractor.

BEDROOM

8' 10" x 11' 7" (2.69m x 3.53m)

Smaller double room with radiator, ceiling light point, over stairs cupboard with ceiling light point and uPVC double glazed window to front with views over open fields.

EXTERIOR

To the front is parking for one with a small border and walkway to the front door. There is an additional parking space across from the house. The rear offers an enclosed lawn area with pathway to the gated access for bins.

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

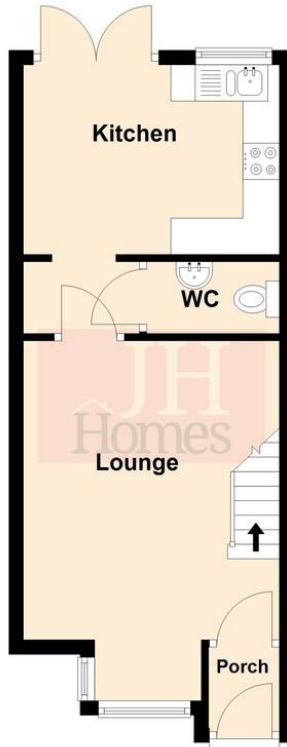
£35.00 ÷ 365 = £0.096

9.6p x 30 days outstanding = £2.88



Ground Floor

Approx. 30.4 sq. metres (326.9 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.7 sq. feet)



Total area: approx. 58.4 sq. metres (628.6 sq. feet)

Call us on
01229 445004

rentals@jhhomes.net
www.jhhomes.net/properties

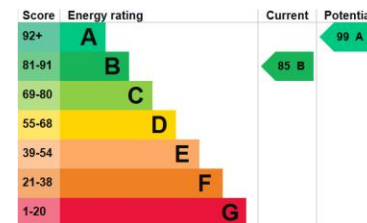
GENERAL INFORMATION

COUNCIL TAX: TBC

LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Gas, Water, Electric and Drainage are all connected.

DIRECTIONS:

Leaving JH Home's office head onto Queen Street. At the traffic lights turn left and at the next set of traffic lights turn right onto Victoria Road. Follow Victoria Road until it reaches A5087 coast road. Turn right onto the A5087 stay on this road passing the Co-op supermarket on the right. Just after Bardsea Leisure Caravan site turn right onto Leven Road (Rowland Homes estate). Cinder Road is the third road on the left-hand side and then turn right for saltern road. The property can be found by using the following
<https://what3words.com/trade.weeps.chromatic>



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.