



**80 WESTMORLAND STREET,
BARROW-IN-FURNESS,
LA14 5AR**

£650 pcm

FEATURES

Modern Unfurnished Mid
Terrace

Popular Residential Area

Lounge With Fire & Kitchen

Two Bedrooms To First Floor

Modern Décor & Fitments
Throughout

Utility Room & Ground
Floor Bathroom

GCH System & UPVC
Double Glazing

Enclosed Yard To Rear

Close To Local Amenities,
Train Station

Viewing Recommended



On Road
Parking



Two bedroom mid terraced property within easy access of the town centre and local amenities. Offering modern fixtures and fittings and neutral décor. Comprising of: lounge, kitchen, ground floor bathroom and to the first floor two bedrooms. Gas central heating system, double glazing and enclosed rear yard. Sorry No Smokers and Pets Considered.

ENTRANCE VESTIBULE

High level electric meter and fuse board, ceiling light point and door into:

LOUNGE

12' 8" x 12' 3" (3.86m x 3.73m)

Ceiling light point, radiator, uPVC double glazed window to front, gas fire set to heart with wooden surround and mantel and corner cupboard housing gas meter. Door into:

KITCHEN

8' 5" x 9' 4" (2.57m x 2.84m)

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap.

Integrated oven and hob with cooker hood over, tiled splash backs, radiator, moveable spot light track to ceiling and uPVC double glazed window to rear. Under stairs cupboard with storage.

REAR VESTIBULE

5' 10" x 5' 11" (1.78m x 1.8m)

Door to bathroom, spot lights to ceiling, radiator and PVC door with opaque glazed inserts to side. Stairs to first floor.

BATHROOM

Modern three piece suite comprising of bath with screen and shower over, low level, dual flush WC and pedestal wash hand basin with mixer tap. Wall mounted ladder style radiator, plastic cladding to walls and ceiling, tiled floor, spot lights, extractor and opaque uPVC double glazed window to side.

FIRST FLOOR LANDING

Access to bedrooms and ceiling light point.

BEDROOM

10' 3" x 12' 4" (3.12m x 3.76m)

Double room to the front of the property with radiator, ceiling light point, cupboard offering hanging space and shelf and uPVC double glazed window.

BEDROOM

11' 1" x 9' 3" (3.38m x 2.82m)

Small double or good sized single room with uPVC double glazed window to the rear, ceiling light point, cupboard offering shelving and radiator.

EXTERIOR

Enclosed yard with access to rear service lane.

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: $3\% + 3.75\% = 6.75\%$

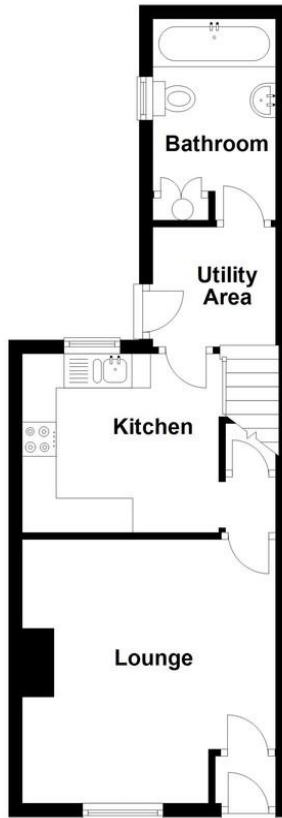
$£500 \times 0.0675 = £33.75$

$£33.75 \div 365 = £0.092$

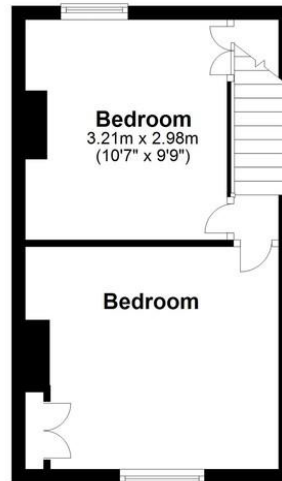
$9.2p \times 30 \text{ days outstanding} = £2.76$



Ground Floor



First Floor



Call us on
01229 445004

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

GENERAL INFORMATION

TENURE: %tenure%

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Add text here

PLEASE NOTE: Add text here

DIRECTIONS:

From the JH Homes office, head down the A590 towards Barrow-in-Furness, coming into Barrow on Park Road take the first left and then right onto Schneider Road, carry on down till you reach the roundabout and take the 2nd exit on Ainslie Street.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.