

**GENERAL INFORMATION**

Mains Services: Gas, Water, Electric and Drainage

Council Tax Band: A

EPC Grading: D

**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 0.75%.

Interest rate applied: 3% + 0.75% = 3.75%

£500 x 0.0375 = £18.75

£18.75 ÷ 365 = £0.051

5.1p x 30 days outstanding = £1.54

**DIRECTIONS**

Proceeding out of Ulverston along the A59 towards Barrow. Proceed through the lights at Marks & Spencer, the row of properties at Beehive Cottages can be found on the left hand side just after the railing and the parking space is by way of an access lane just before them.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 67   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**£625.00**  
to include a pet



1



2



1



PARKING

**2 Beehive Cottages,  
Ulverston, LA12 7NJ**

For more information call **01229 314049**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Two bedroom mid terrace with a cosy, comfy feel. Situated just on the edge of Ulverston but still close to amenities and with the bonus of parking. Comprising of two bedrooms, modern fitted bathroom suite, lounge with wood burning stove and kitchen with space for a small dining table. Decorated in neutral tones with either parking if required or an open yard/drying area. Sorry No Smokers.



Accessed from the rear, through a wooden gate and up some stairs through a PVC door with double glazed inserts into:

**LOUNGE**

11' 2" x 10' 11" (3.42m x 3.33m)  
Cosy room with small alcove offering space for a single chair or at this time of year Christmas Tree, uPVC double glazed windows to three sides allowing natural light, wood burning stove set to recess with wooden mantel over and slate style flooring, radiator and ceiling light. Door into:

**KITCHEN**

10' 7" x 11' 0" (3.23m x 3.37m)  
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with swan necked mixer tap, four ring gas hob with oven under and cooker hood over. Integrated dishwasher, upright fridge freezer and small, folding dining table. Wall mounted boiler, tiled splashbacks and moveable spot lights to ceiling. UPVC double glazed window to front and PVC door with opaque glazed inserts. Stairs to first floor with storage under.

**FIRST FLOOR LANDING**

Access to all rooms, ceiling light and part boarded loft space.



**BEDROOM**

11' 0" x 11' 1" (3.37m x 3.40m)  
Double room with storage offering hanging space, ceiling light and radiator. UPVC double glazed window to the front.

**BEDROOM**

8' 0" x 6' 9" (2.46m x 2.08m)  
Single room with ceiling light and radiator. UPVC double glazed window to the rear.

**BATHROOM**

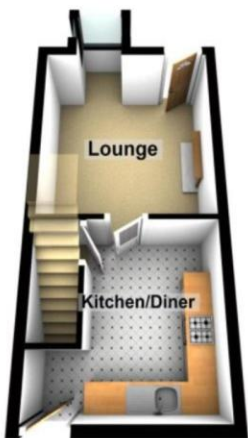
Fitted with a modern white three piece suite comprising of panelled bath with shower over, pedestal wash hand basin with mixer tap and dual flush, low level WC. Partly tiled, wall mounted, mirrored cupboard, ceiling light, chrome, ladder style radiator and ceiling light. Opaque, uPVC double glazed window to the rear.

**EXTERIOR**

The rear porch has space for pots with a wooden gate making it secure. To the side of this is space for bins and across the access lane is parking for one vehicle or a small open space.



Ground Floor



First Floor

