

## GENERAL INFORMATION

Mains Services: Gas, Water, Electric and Drainage are all connected

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:

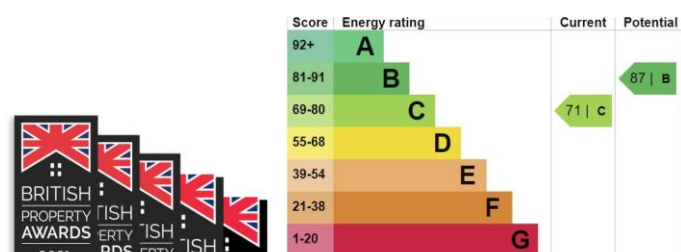
- If the tenant requests a change to the tenancy agreement and the landlord agrees e.g. the keeping of a pet mid-tenancy/change of sharer -£50 (inc. VAT);
- If rent is more than 14 days late, interest will be charged at 3% over the base rate of the Bank of England;
- Default fees for lost keys or other 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:  
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

Leaving the offices of JH Homes on foot proceed down Market Street. When you get to Union Street turn left and proceed to the end of the road crossing over onto Hart Street. Continue along the street passing Burlington Street on the right. Ainslie Street is the next right and the property can be found on the left a short walk along identified by our pink "To Let" board.



JH  
Homes

£825pcm



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2



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21 Ainslie Street,  
Ulverston, LA12 7JE

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 immaculately presented mid terrace property, situated a short distance from Ulverston town centre and ready for occupation immediately. Comprising of open plan living space, good sized dining/kitchen, four piece bathroom suite and two double bedrooms. To the rear is a small fully enclosed yard. Sorry No Smokers & Pets Considered.



Entered through a PVC door with decorative opaque glazed inserts into:

**ENTRANCE HALL**

Access to the downstairs rooms and stairs to first floor. Radiator, central ceiling light and tiled floor.

**DINING ROOM**

10' 9" x 11' 9" (3.28m x 3.58m)  
Cupboards and drawers to recess alcove, radiator and spot lights to ceiling. UPVC double glazed window and archway into:

**LOUNGE**

9' 10" x 11' 3" (3m x 3.43m)  
Cupboard to recess housing electric meter. radiator and spot lights to ceiling along with decorative coving. Opening where an original fire may have been and hearth for decoration. UPVC double glazed window to the front.

**KITCHEN/DINER**

18' 3" x 8' 10" (5.56m x 2.69m)  
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, four ring gas hob with oven under and cooker hood over. Integrated, under counter fridge and freezer. Under stairs cupboard for storage, spot lights to ceiling, tiled flooring and splash backs. Two uPVC double glazed windows to the side and PVC door with glazed inserts to the rear.

**FIRST FLOOR LANDING**

Central ceiling light, radiator and cupboard for storage.



**BATHROOM**

8' 0" x 9' 2" (2.44m x 2.79m)  
Fitted with a modern four piece suite comprising of double corner shower, paneled bath, pedestal wash hand basin and low level, dual flush WC. Tiled splash backs, extractor, ladder style radiator, wall mounted light up mirror and spot lights to ceiling. Opaque uPVC double glazed window to the rear.

**BEDROOM**

10' 8" x 9' 1" (3.25m x 2.77m) widest point  
Double room with uPVC double glazed window to the rear, central ceiling light and radiator.

**BEDROOM**

9' 10" x 15' 1" (3m x 4.6m)  
Good sized double room which is the full width of the house, two uPVC double glazed windows to the front, central ceiling light and radiator.

**EXTERIOR**

To the rear of the property is a small yard with gated access to the rear access lane and a small covered area for the recycling bins.

