

### GENERAL INFORMATION

Mains Services: Gas, Water, Electric and Drainage

Council Tax Band: S

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 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

Proceeding into Barrow-in-Furness long A590 at the round about continue along the A590 heading past Sowerby Wood Business Park on the left, Kimberly Clark on the right before taking the turning on the left after Jacksons Timber towards the Ormsgill Public House, continue along Schneider Road and towards the end of Schneider Road turn left before reaching the round about into Laburnum Crescent where the property can be found a short distance on the left hand side.

The property can be found by using the following approximate

"What Three Words"

<https://what3words.com/kicked.drove.pushy>



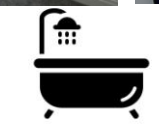
**£750.00pcm**



1



3



1



GARAGE

**70 Laburnum Crescent,  
Barrow-in-Furness, LA14 5DS**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Three bedroom end terraced property which has been fully modernised throughout. Offering patio frontage, rear garden and garage to rear. Comprising of lounge, kitchen/diner, three bedrooms and modern bathroom. Complete with gas central heating system and double glazing. Sorry No Smokers & Pets Considered.



Entered through a PVC door with glazed inserts into:

**PORCH**

Tiled floor with uPVC double glazed windows to three sides. PVC door with decorative glazed insert and uPVC double glazed window to side giving access into:

**LOUNGE**

11' 8" x 15' 7" (3.56m x 4.75m)  
Engineered Oak flooring, two ceiling lights, stairs to first floor, radiator and uPVC double glazed window to front. Under stairs storage and door into:

**KITCHEN/DINER**

8' 8" x 15' 5" (2.64m x 4.7m)  
Fitted with a modern range of soft dose base, wall and drawer units with work top over incorporating stainless steel sink and drainer with mixer tap. Engineered Oak flooring, ceiling light and wall mounted boiler. Space for upright fridge freezer, space and plumbing for washing machine and condenser dryer if required. Integrated oven and hob with cooker hood over and tiled splash backs. UPVC double glazed window to rear and open to:

Dining area  
Radiator, ceiling light point and storage cupboards matching the kitchen. PVC patio doors with glazed side windows giving access to the rear garden and garage.

**FIRST FLOOR LANDING**

Loft access, ceiling light point and access to bedrooms and bathroom.

**BATHROOM**

6' 9" x 6' 6" (2.06m x 1.98m)  
Fitted with a modern suite comprising of panelled bath with mixer shower over and mixer taps, vanity unit housing sink with mixer tap and concealed, dual flush WC with cupboards below. Tiles to all walls, extractor, ceiling light point and ladder style radiator. Opaque uPVC double glazed window to rear and small cupboard for storage.

**BEDROOM**

10' 3" x 8' 10" (3.12m x 2.69m)  
Double room with uPVC double glazed window to rear, radiator and central ceiling light point.



**BEDROOM**

11' 3" x 8' 10" (3.43m x 2.69m)  
Further double room with uPVC double glazed window to front, radiator and central ceiling light point.

**BEDROOM**

8' 4" x 6' 6" (2.54m x 1.98m)  
Good sized single with uPVC double glazed window to front, radiator and central ceiling light point.

**EXTERIOR**

To the front of the property is a good sized area with metal gate, raised border with planting and paved patio area.  
To the rear is a well maintained garden with seating area, beds with roses, outside tap, side access and bin area.

**GARAGE**

17' 10" x 8' 11" (5.44m x 2.72m)  
Single garage with up and over door, power and light. PVC door to side and single glazed window.

