

GENERAL INFORMATION

Mains Services: Gas, Water, Electric and Drainage

Council Tax Band: TBC

EPC Grading: B

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%

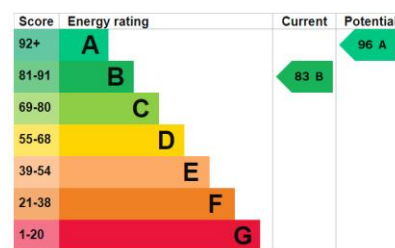
£500 x 0.0825 = £41.25

£41.25 ÷ 365 = £0.113

11.3p x 30 days outstanding = £3.39

DIRECTIONS

Leaving the offices of JH Homes on foot, proceed down Market Street passing Costa and turning left onto Union Street where the property can be found near the end on the right hand side. The property can be found by using the following approximate "What Three Words" <https://what3words.com/himself.deranged.bypassed>



£935.00



1



2



1

22 Union Street,
Ulverston, LA12 7HT

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Two bedroom new build property situated in the centre of Ulverston. Offering excellent bright rooms with open plan living, modern fittings and enclosed outside space. Comprising of entrance hall, lounge with access to WC, modern fitted kitchen with patio doors to enclosed rear patio garden, two double bedrooms, ample storage and contemporary bathroom. Complete with gas central heating system, double glazing and within walking distance of town. Sorry No Smokers & Pets Considered.



Entered through a PVC door into:

ENTRANCE HALL

Stairs to first floor, radiator, ceiling light point and door into:

LOUNGE

15' 11" x 12' 2" (4.85m x 3.71m)

UPVC double glazed window to front, ceiling light point, under stairs cupboard and fire. Open to:

KITCHEN/DINER

8' 5" x 15' 5" (2.57m x 4.7m)

Dining Area

UPVC double glazed windows to rear and good sized patio doors to enclosed yard.

Kitchen Area

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 and matching splash backs. Integrated fridge/freezer, oven and hob with cooker hood over and dishwasher. Spot lights to ceiling, ceiling light point, uPVC double glazed window to rear and wall mounted boiler.

WC

5' 7" x 5' 3" (1.7m x 1.6m)

Two piece suite comprising of concealed cistern, dual flush WC and vanity unit housing corner sink with mixer tap and cupboard under. Radiator, extractor and ceiling light.

FIRST FLOOR LANDING

Radiator, ceiling light point, storage cupboard with shelving and loft access. Access to bedrooms and bathroom.

BATHROOM

6' 2" x 5' 9" (1.88m x 1.75m)

Fitted with a modern three piece suite comprising of panelled bath with shower over, screen and mixer tap, vanity unit housing sink with mixer tap and cupboards under and concealed cistern, dual flush WC. Tiled splash backs, opaque uPVC double glazed window to rear, ceiling light point, extractor and ladder style radiator.



BEDROOM

11' 0" x 12' 0" (3.35m x 3.66m)

Double room with two cupboards one offer shelving and the other shelving and hanging space. Central ceiling light, two further ceiling lights, radiator and uPVC double glazed window to the front.

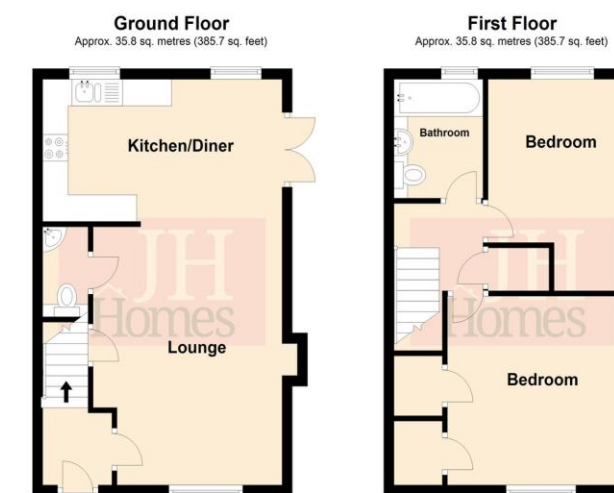
BEDROOM

13' 0" x 9' 4" (3.96m x 2.84m)

Double room with uPVC double glazed window to rear, radiator, central ceiling light and further spot light to ceiling.

EXTERIOR

Enclosed yard mainly laid to stone chippings with patio area and raised bed.



Total area: approx. 71.7 sq. metres (771.5 sq. feet)