

## 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 5.25%

Interest rate applied: 3% + 5.25% = 8.25%

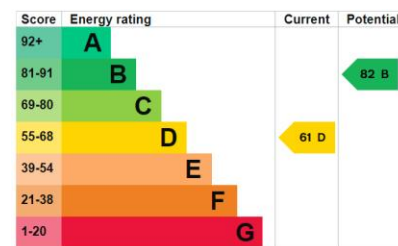
£500 x 0.0825 = £41.25

£41.25 ÷ 365 = £0.113

11.3p x 30 days outstanding = £3.39

## DIRECTIONS

From the roundabout at Roose, with Deltawait on your right continue along Roose Road passing the turning for Furness Abbey, the Co-Op where the road will just after the railway turn into Salthouse Road. Continue along, and just after Salthouse Bowling Club take the next turning on your right sign posted Brigg's Street where the property can be found at the end before the left hand corner and it turns into New Street. The property can also be found by using the following "What Three Words" <https://what3words.com/eaten.agrees.skills>



# £725.00



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## 3 Briggs Street, Barrow-in-Furness, LA14 2BE

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 terrace property with excellent sized rooms and enclosed rear yard. Comprising of lounge, kitchen/diner, utility room/WC, three bedrooms and complete with gas central heating system and double glazing. Situated close to amenities, shops, schools and regular bus routes viewing is a must. Sorry No Smokers & Pets Considered.



Entered through a PVC door into:

**ENTRANCE HALL**

Stairs to first floor, high cupboard housing the fuse board and electric meter, wall light point and door into:

**LOUNGE**

13' 10" x 12' 0" (4.22m x 3.66m)

Two uPVC double glazed windows to front and side, radiator, two wall lights and ceiling light point with rose. Feature gas fire set to hearth with wooden surround and mantle. Glazed door to kitchen and under stairs cupboard.

**KITCHEN/DINER**

13' 10" x 10' 0" (4.22m x 3.05m)

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap and tiled splash backs. Free standing oven, space for upright fridge/freezer and wall mounted combination boiler for the hot water and heating system. Ceiling light point, radiator and two uPVC double glazed windows to front and side. Wooden door with glazed inserts into:

**UTILITY ROOM/WC**

5' 0" x 6' 5" (1.52m x 1.96m)

Fitted with a modern WC/sink unit with mixer tap and dual flush. Space and plumbing for washing machine and a piece of worktop will be installed over. UPVC double glazed window to front, ceiling light point and door to yard.

**FIRST FLOOR LANDING**

The main landing offers loft access, wall light, radiator and access to two bedrooms. The hallway continues through a door to the left to give access to a further bedroom with borrowed light windows, ceiling light point, radiator and door to bathroom.

**BEDROOM**

10' 6" x 10' 0" (3.2m x 3.05m)

Double room with feature fire surround, ceiling light point and radiator. Cupboard over stairs with shelving and uPVC double glazed window to front.



**BATHROOM**

5' 0" x 6' 5" (1.52m x 1.96m)

Fitted with a white suite comprising of pedestal wash hand basin, low level, dual flush WC and panelled bath with mixer shower over and folding screen. Tiled to walls, extractor, ceiling light point and ladder style radiator. Opaque uPVC double glazed window to front.

**BEDROOM**

6' 9" x 9' 0" (2.06m x 2.74m)

Single room with uPVC double glazed window to side, ceiling light point and radiator.

**BEDROOM**

6' 9" x 12' 0" (2.06m x 3.66m)

Further good sized single or small double room with radiator, ceiling light point and uPVC double glazed window to front.

**EXTERIOR**

To the side is an ample sized yard with gate to access lane.

