



**CHURCH ROAD,  
GREAT URSWICK,  
ULVERSTON,  
LA12 0TA**

**£1,450 pcm**

**FEATURES**

Detached Family Home	GCH System & UPVC
Four Bedrooms	Double Glazing
Three Reception Rooms	Off Road Parking
Kitchen/Diner & Utility	Detached Garage
Bathroom & Shower Room	Enclosed Rear Garden
	Village Location



2 2 4 Garage,  
Off Road  
Parking

**JH  
Homes**

Detached family home with ample off street parking, detached single garage and beautiful gardens which are surrounded by fields. Offering accommodation comprising of entrance porch, hall, lounge, study, secondary reception room, WC, dining area open to the modern kitchen and utility to the ground floor with four good sized bedrooms, shower room and bathroom to the first floor. Situated in the sought after village of Great Urswick which offers walks from the doorstep, Urswick Tarn, as well as the village primary school with the added advantage of the popular market town of Ulverston being nearby as are Dalton & Barrow-in-Furness plus within a short drive The Lakes is on your doorstep. Sorry No Smokers & Pets Considered.

Entered through a traditional wooden door into:

#### **PORCH**

Tiled floor, uPVC double glazed window to side and door with glazed inserts into:

#### **HALL**

Tiled flooring, ceiling light point, radiator and stairs to first floor with under stairs cupboard. Doors to bay windowed lounge, study, secondary reception room, kitchen/diner and downstairs WC.

#### **LOUNGE**

18'5" x 13'3" (5.61m x 4.04m)

Good sized uPVC double glazed bay window to front, further uPVC double glazed to side, gas fire set to hearth with wooden surround and mantle, two radiators, picture rail and ceiling light point.

#### **STUDY**

12'1" x 10'8" (3.68m x 3.25m)

UPVC double glazed window to front, radiator, picture rail and central ceiling light. Cupboard offering shelving.

#### **SECONDARY RECEPTION ROOM**

13'4" x 14'5" (5.08m x 4.39m)

Wood burning stove set to hearth, uPVC double glazed window to side and double sliding doors to rear garden. Ceiling light point, picture rail and radiator.

#### **WC**

Fitted with a two piece suite comprising of low level WC and wall mounted wash hand basin. Radiator, ceiling light point and opaque uPVC double glazed window to rear.

#### **DINING AREA**

11'0" x 8'9" (3.35m x 2.67m)

Alcove cupboard with drawers, uPVC double glazed window to rear, ceiling light point and radiator.

#### **KITCHEN**

11'8" x 7'9" (3.56m x 2.36m)

Fitted with a modern range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with swan necked mixer tap. Freestanding cooker/hob with stainless steel splash back and extractor over. Strip light to ceiling and two uPVC double glazed windows to side.

#### **UTILITY ROOM**

8'0" x 7'9" (2.44m x 2.36m)

Area of work surface and the space and plumbing for washing machine, cupboards over, tiled floor and strip light to ceiling. Wall mounted boiler for the heating system, uPVC double glazed window to side and door to outside.

#### **FIRST FLOOR LANDING**

Half landing with uPVC double glazed window to side. Main landing with uPVC double glazed window to front, two ceiling light points, two radiators and access to loft. Doors to four bedrooms, bathroom, shower room, airing cupboard with uPVC double glazed window and lagged hot water tank and two further storage cupboards with ceiling lights and uPVC double glazed windows.

#### **SHOWER ROOM**

8'3" x 8'4" (2.51m x 2.54m)

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and double corner shower. Ladder style radiator, ceiling light point, extractor and opaque uPVC double glazed window to side.

#### **BATHROOM**

8'4" x 8'3" (2.54m x 2.51m)

Three piece suite comprising of paneled bath with telephone style mixer tap and shower head attachment, pedestal wash hand basin and low level WC. Ceiling light point, ladder style radiator, extractor and two opaque uPVC double glazed windows to side.

#### **BEDROOM**

10'10" x 10'9" (3.3m x 3.28m)

Double room with two uPVC double glazed windows to side and rear, picture rail, ceiling light point and radiator. Cupboard with uPVC double glazed window to side.

#### **BEDROOM**

8'6" x 9'7" (2.59m x 2.92m)

Small double/excellent sized single with uPVC double glazed window to front, radiator, picture rail and ceiling light points.

#### **BEDROOM**

15'9" x 14'1" (4.8m x 4.29m)

Further double with two uPVC double glazed windows to front and side, picture rail, radiator and ceiling light point.

#### **EXTERIOR**

To the front is ample parking, single detached garage and access to side gardens. One of the hush offers access to the rear. The side offers space for bins, log store and lead to the rear fully enclosed garden. The rear is mainly laid to lawn with established borders and a patio area.

#### **GARAGE**

19'6" x 9'8" (5.94m x 2.95m)

Up and over door, power and light and further pedestrian door.

#### 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  $\times 12 \div 52$  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 expense s.

#### 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 Shorthold 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.

#### 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 reletting 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 3.75%

Interest rate applied:  $3\% + 3.75\% = 6.75\%$

$\text{£}500 \times 0.0675 = \text{£}33.75$

$\text{£}33.75 \div 365 = \text{£}0.092$

$9.2p \times 30 \text{ days outstanding} = \text{£}2.76$





Call us on  
**01229 445004**

[contact@jhomes.net](mailto:contact@jhomes.net)  
[www.jhomes.net/properties](http://www.jhomes.net/properties)

#### GENERAL INFORMATION

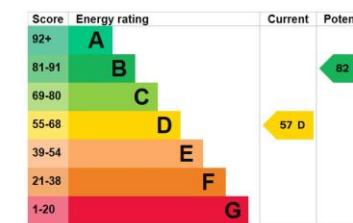
COUNCIL TAX: G

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains Services Include, Gas, Water, Electric & Drainage.

#### DIRECTIONS:

Proceeding into the village from the Ulverston direction, after passing the General Burgoyne Public House, continue along Church Road and just after the Church the property can be found on your left hand side.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.