



7 REEDS GARDENS, LITTLE URSWICK, ULVERSTON, LA12 0US

£1,600 pcm

FEATURES

Excellent Detached Family Home	Ground Floor Bedroom/Reception Room With En-Suite
Popular Village Location	Two Driveways & Garage
Versatile Three/Four Bedrooms, Master with En-Suite	Head Of A Small Cul-De-Sac
Lounge & Dining Room	Available Now
Kitchen/Breakfast Room With Range Cooker	Sorry No Smokers & Pets Considered



JH
Homes

Unique opportunity to rent a spacious timber framed home, at the head of a small cul de sac in the popular village of Little Urswick. This excellent family home offers four bedrooms, one of which is on the ground floor and could be used as a work/home office, en-suite shower/WC and built in wardrobe/store, two/three reception rooms, entrance hall, cloakroom/WC, lounge, dining room and spacious kitchen/diner with three bedrooms to the first floor, the main with fitted units and an en-suite shower room as well as family bathroom with sauna. Attractive mature and easy to maintain patio gardens with ample parking, two entrances, garage, gas fired central heating system and double glazing. Sorry No Smokers & Pets Considered.

Accessed through a feature uPVC double glazed front door into the:

ENTRANCE PORCH

Tiled floor, double-glazed windows to either side and feature wood door with central oval pane opening into:

ENTRANCE HALL

Radiator and modern pine doors opening to the ground floor WC, sitting room and kitchen. Staircase leading to the first floor with pine newel post, handrail and spindles. Door to a small under stairs storage area.

CLOAKROOM/WC

Double-glazed window to side, radiator, WC and wash hand basin inset to wash stand with shelving under and mixer tap.

LOUNGE

13' 11" x 13' 6" (4.24m x 4.11m)

Good sized Bay window to front with wood framed double glazed window. Numerous ceiling light points, two wall light points and feature wall mounted log flame effect gas fire. Radiator and open double doorway to the adjacent dining room.

DINING ROOM

15' 1" x 13' 6" (4.61m x 4.13m)

Double glazed windows to the side and rear elevation. Radiator, ceiling light and ample power sockets. Connecting door provides access to the adjacent dining kitchen.

KITCHEN/DINER

26' 8" x 13' 2" (8.15m x 4.02m)

Light and airy room with uPVC double glazed French doors opening into the garden, uPVC double glazed window to the side and Velux double glazed rooflight. Fitted with a range of base, wall and drawer units complimented by a wood block work surfacing including central Island with breakfast bar and storage cupboards under.

Integrated dishwasher, fridge freezer and

Rangemaster 110 cooker which has gas hob, electric hot plate and electric ovens with fold down glass lid, tiled splashback and cooker hood over. Ceramic sink inset to the work surface, laminate flooring and three feature radiators. Door to pantry cupboard that also houses fridge freezer. Sliding glazed door to adjacent bedroom/reception room and further door to utility/porch.

RECEPTION ROOM/BEDROOM

15' 2" x 12' 9" (4.64m x 3.89m)

Versatile room that offers potential for a number of uses with sliding doors to the rear to a walk-in wardrobe and further sliding door to en-suite. Wall mounted radiator, numerous ceiling light points and set of PVC double glazed French doors opening to the rear garden area.

ENSUITE

Shower cubicle with thermostatic shower, WC with push button cistern and wall hung wash basin with mixer tap and mirror above. Modern panelling to walls, extractor fan and lighting inset to ceiling.

UTILITY/PORCH

Half glazed PVC double glazed door to side. Wall mounted Glow-worm gas boiler for heating and hot water systems, electric inverter for solar PV panels, plumbing for washing machine and shelf above suitable for dryer, with tiling to floor.

FIRST FLOOR LANDING

Access to bedrooms and bathroom.

MASTER BEDROOM

14' 0" x 15' 2" (4.27m x 4.64m)

Spacious double room with double-glazed window to front with fitted blinds. Fitted with a suite of bedroom furniture comprising of wardrobes, bedside units, bridging unit and matching drawers and separate dresser drawer unit. Towel radiator, inset lights to ceiling, wooden flooring and connecting door to the en-suite.

JACK & JILL ENSUITE

7' 9" x 4' 11" (2.37m x 1.51m)

Fully tiled floor and walls, walk-in shower cubicle, WC with push button cistern and wash hand basin with mixer tap set to a modern washstand with drawers and shelving under. Connecting door to another bedroom making this a Jack and Jill style facility. Electric underfloor heating, towel radiator, extractor fan and lighting to ceiling. Wood framed double glazed window with patterned glass pane.

BEDROOM

11' 6" x 10' 11" (3.51m x 3.33m)

Double room with recess housing freestanding double wardrobe having mirrored sliding door. Radiator, inset lights to ceiling and double-glazed window to the rear with fitted blind.

BEDROOM

10' 8" x 7' 10" (3.27m x 2.41m) *widest points*

Generous single room with connecting door to the Jack & Jill en-suite, LED lighting to ceiling, radiator and double glazed window to side.

BATHROOM

13' 1" x 7' 3" (4.00m x 2.22m)

Fitted with a four piece suite comprising of wood panelled bath with mixer tap and shower attachment, pedestal wash basin, WC, and shower cubicle with multi jet shower. Pine sauna with electric heater, tiling to floor, full tiling to walls and electric towel radiator.

EXTERIOR

Situated to the head of the cul-de-sac with open fronted brick-set driveway offering excellent parking. The garden is screened with a mature apple tree and conifers as well as other feature bushes, shrubs and planting. Flagged patio seating area to the front with an arbour and gated access to the side garden. Further gate from the side of the drive opens to a path with door connecting to the utility and stepped access to the garage and second driveway. The rear drive is accessed from Low House Gardens, is brick-set and offers off-road parking and access to the garage. The side and rear garden is and landscaped for easier maintenance. It is flagged with an ornamental water feature, well stocked borders with a mature pear tree offering a pleasant sunny aspect which is sheltered. Narrow access to the side of the garage leading back to the rear drive. The rear space is easily enclosed therefore ideal for younger children and animals. Outside water tap and lighting.

GARAGE

16' 4" x 12' 11" (5.00m x 3.94m)

Good sized garage with roller door, electric light and power.

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 $x 12 \div 52$ 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%

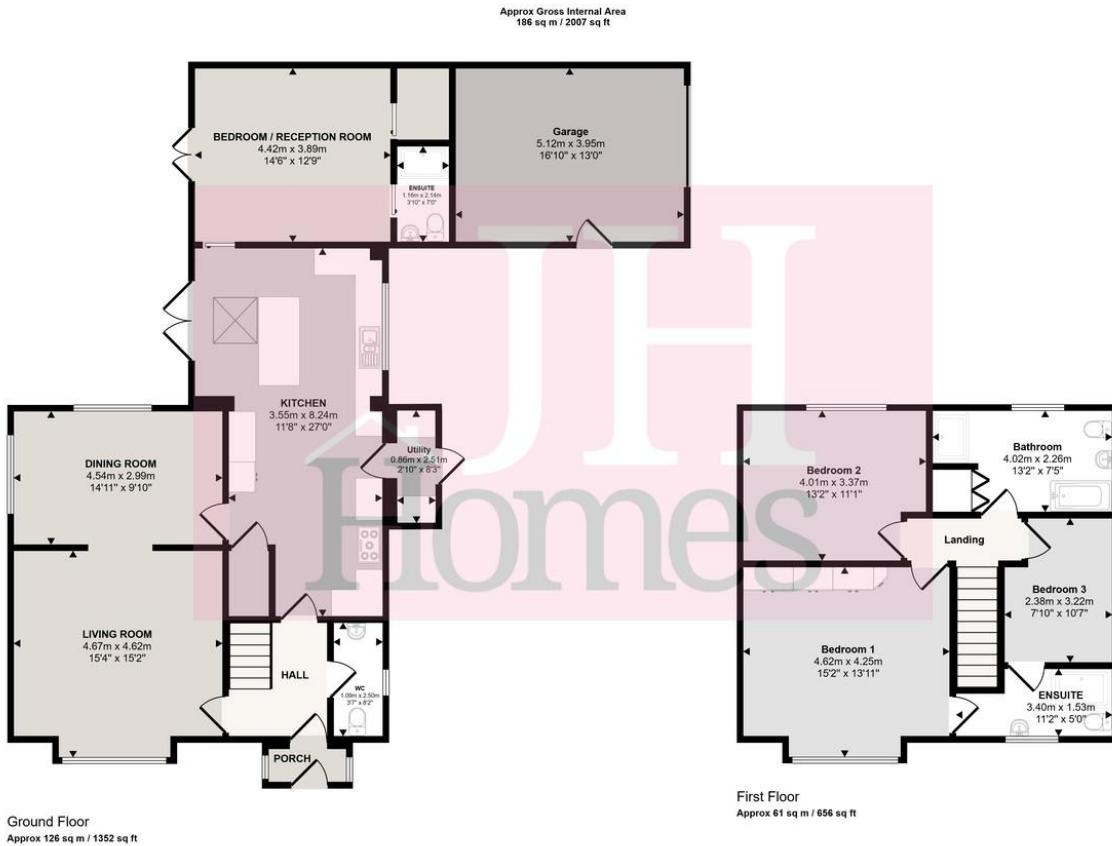
Interest rate applied: $3\% + 3.75\% = 6.75\%$

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

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

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





Call us on
01229 445004
contact@jhomes.net
www.jhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

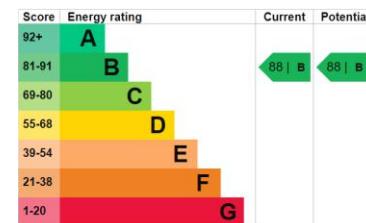
COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: All mains services to include, water, gas, electric and drainage.

DIRECTIONS:

From the Ulverston office proceed up Market Street and turn Left onto Queen Street. Continue to the traffic lights where you meet the A590. Turn right as though heading towards Dalton. Proceed through Swarthmoor keep on this road carrying straight on at the round-about until you come to the crossroads where you can turn left to Great Urswick. Proceed through the village of Great Urswick, out of the village, pass the school as you enter Little Urswick continue with the Green to your right, follow the road round to the left and turn left into Reeds Gardens, follow to the end where the property can be found by using the approximate "WhatThreeWords"
<https://what3words.com/clues.strike.baroness>



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.