



3 RAKEHEAD COTTAGES, MEETING HOUSE LANE, ULVERSTON, LA12 9ND

£825 pcm

FEATURES

End Terrace Home	Front & Rear Porch
Perfectly Situated	Modern Shower Room
Two Bedrooms	Parking, Garage &
Good Sized Lounge	Divorced Garden
Modern Kitchen/Diner	Available Now
	Sorry No Smokers & Pets



JH
Homes

End terrace home situated close to Ulverston town centre but being perfectly placed for commuting to Barrow/Dalton if required. Comprising of lounge, kitchen/diner, porches to the front and rear plus two bedrooms and a modern shower room to the first floor. Complete with gas central heating, double glazing, parking space, garage, yard area and divorced garden. Sorry No Smokers & Pets Considered.

Entered through a PVC door into:

PORCH

Floormat, coat hooks to wall and wooden door with glazed inserts into:

LOUNGE

11' 7" x 10' 8" (3.53m x 3.25m)

Excellent sized room with gas feature fire set to a hearth with wooden surround and mantle, uPVC double glazed window to front with deep sill, radiator and ceiling light point. Open to stairs and door to kitchen.

KITCHEN/DINER

13' 9" x 9' 5" (4.19m x 2.87m)

Dining Area

Space for a table, door to understairs storage, door to rear porch, radiator and ceiling light point.

Kitchen Area

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap. Integrated eye level oven and hob with cooker hood over. Space and plumbing for washing machine, tiled splash backs, moveable spot light track to ceiling and uPVC double glazed window to rear.

REAR PORCH

Space for boots and PVC door with glazed insert giving access to an enclosed rear yard area.

FIRST FLOOR LANDING

Access to two bedrooms, bathroom and ceiling light point.

BEDROOM

11' 9" x 11' 0" (3.58m x 3.35m)

Double room with ceiling light point, radiator, over stairs cupboard and uPVC double glazed window to front.

BEDROOM

9' 11" x 7' 4" (3.02m x 2.24m)

Good sized single room with uPVC double glazed window to rear, radiator, fitted wardrobes and ceiling light point.

SHOWER ROOM

Fitted with a three piece suite comprising of low level, dual flush WC, wash hand basin with mixer tap and cupboards below and double walk in shower. Cladding to walls, storage cupboard, ceiling light point and opaque uPVC double glazed window to rear.

EXTERIOR

To the rear is an enclosed yard with space for seating.

There is also a divorced garden with amble bushes, shrubs and trees to tend to with space for seating and a drying area.

GARAGE

Single garage with up and over 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: $3\% + 3.75\% = 6.75\%$

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

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

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



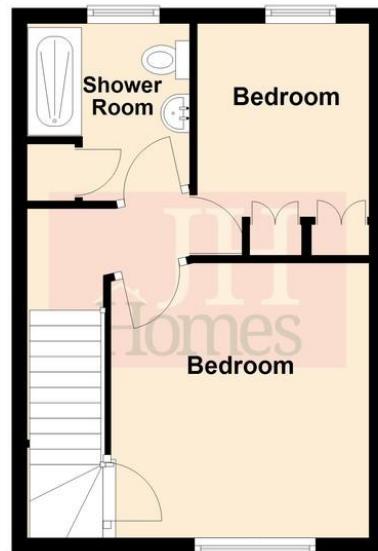
Ground Floor

Approx. 32.7 sq. metres (351.6 sq. feet)



First Floor

Approx. 29.8 sq. metres (321.2 sq. feet)



Total area: approx. 62.5 sq. metres (672.8 sq. feet)

Call us on

01229 445004

contact@jhomes.net

www.jhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

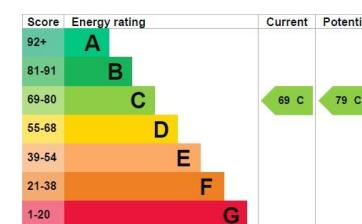
COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Gas, Water, Electric and Drainage are all connected.

DIRECTIONS:

From JH Homes office turn left onto Queen Street. At the traffic lights carry on across onto Princes' Street. Continue on this road. At the top of the hill turn right onto Urswick Road. Take the third road on the left which is Meeting House Lane. Rakehead Cottages can be found on the left.



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.