

### GENERAL INFORMATION

Mains Services: Gas, Water, Electric and Drainage

Council Tax Band: B

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:

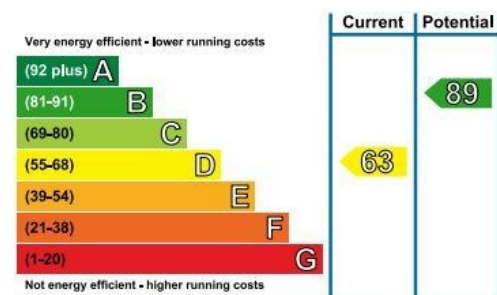
- If the tenant requests a change to the tenancy agreement and the landlord agrees e.g. the keeping of a pet mid-tenancy/change of sharer -£50 (inc. VAT);
- If rent is more than 14 days late, interest will be charged at 3% over the base rate of the Bank of England;
- Default fees for lost keys or other 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?

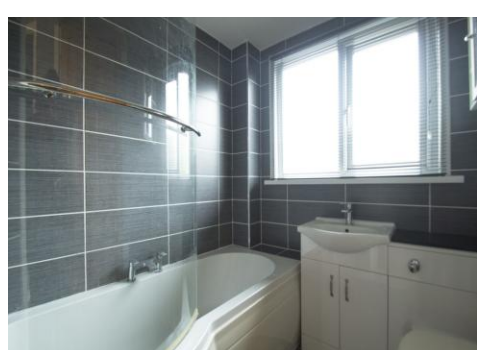
Interest will be charged on the total amount outstanding, on a daily basis. For example:  
The current Bank of England base rate is 5.25%  
Interest rate applied: 3% + 5.25% = 8.25%  
£500 x 0.0825 = £41.25  
£41.25 ÷ 365 = £0.113  
11.3p x 30 days outstanding = £3.39

### DIRECTIONS

From the County Square offices in Ulverston, drive to the traffic lights and continue straight ahead into Victoria Road. Follow this road along until you meet the T-junction at Dragle Beck. Turn right here into Priory Road and drive along for approximately quarter of a mile or so until you pass the Co-op. Take the next turning on the right into Oakwood Drive. Drive up the hill and take the fifth turning on the left into Birchwood Drive followed by the second turning on the right into Eden Mount.



# £750.00



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**GARAGE & PARKING**

15 Eden Mount,  
Ulverston, LA12 9PT  
For more information call **01229 314049**

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 semi detached property situated in a cul de sac location, perfect family home with good sized lounge, kitchen/diner with access to the rear patio and lawned garden. Three bedrooms and modern family bathroom. Storage on entry, driveway and detached single garage. Sorry No Smokers and Pets Considered.



**ENTRANCE HALL**

Entered through a PVC door with opaque, double glazed inserts, central ceiling light and full length floor to ceiling cupboards. Archway into:

**LOUNGE**

15' 8" x 13' 10" (4.80m x 4.22m)  
Feature gas fire with conglomerate hearth, back and wooden surround. Stairs to first floor with under stairs storage, radiator and central ceiling light. UPVC double glazed front bay window.

**KITCHEN/DINER**

8' 0" x 14' 6" (2.46m x 4.42m)  
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap. Incorporating four ring gas hob with oven and grill and cooker hood over. Plumbing for washing machine, space for up right fridge/freezer, tiled splashbacks, wall mounted boiler, spot lights to ceiling and radiator. Two uPVC double glazed windows to the rear and PVC door with opaque glazed inserts.

**FIRST FLOOR LANDING**

UPVC double glazed window to the side and central ceiling light.

**BEDROOM**

13' 11" x 8' 4" (4.25m x 2.55m)  
Double room with radiator and central ceiling light. UPVC double glazed window to the front.



**BEDROOM**

10' 0" x 8' 2" (3.05m x 2.49m)  
Further smaller double room with radiator and central ceiling light. UPVC double glazed window to the rear.

**BEDROOM**

9' 5" x 5' 11" (2.87m x 1.8m)  
Single room with radiator and central ceiling light. UPVC double glazed window to the front.

**BATHROOM**

6' 1" x 5' 10" (1.86m x 1.80m)  
Three piece suite comprising of 'P' shaped bath with electric shower over and shower screen, vanity unit housing inset sink with mixer tap and concealed dual flush WC. Mostly tiled, spot lights to ceiling, extractor, wall mounted heater and ladder style, chrome radiator. Opaque uPVC double glazed window to the rear.

**EXTERIOR**

Shared driveway leading to a detached garage with enclosed rear garden. The rear offers both a lawned area, paved patio and shed. To the front is a stone chipped area with beds offering well established shrubs and further paved area.

