

GENERAL INFORMATION

Mains Services: Water, Drainage & Electric.

Council Tax Band: TBC

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 0.75%.

Interest rate applied: 3% + 0.75% = 3.75%

£500 x 0.0375 = £18.75

£18.75 ÷ 365 = £0.051

5.1p x 30 days outstanding = £1.54

DIRECTIONS

Just after Haverthwaite Railway in Haverthwaite, take the left heading towards White Water Hotel. Continue through the village bearing left, just before the river take your left hand turning onto Finsthwaite Lane. Continue along Finsthwaite Lane, over the railway, and keep right where the road turns into Hags Hill. As you enter a collection of traditional stone properties you will see Cobby House on the right, the access to Cinder Hill's parking is just past here on the left.

Score	Energy rating	Current	Potential
92+	A		116 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



£925.00



1



2



1



PARKING

Cinder Hill Cottage East, Finsthwaite, Ulverston, Ulverston, LA12 8BN

For more information call **01229 314049**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Two bedroom cottage situated in a picturesque location with parking and garden. Well presented, furnished with open countryside views the accommodation briefly comprises of hall, downstairs WC, lounge, fitted kitchen, two bedrooms and shower room. Exterior provides parking, gardens. Sorry No Smokers.



Entered from the parking area through a PVC door with glazed inserts into:

LOUNGE

17' 1" x 12' 11" (5.21m x 3.94m) widest point
Good sized room with two uPVC double glazed windows to the side, electric heater, three wall lights and stove set to hearth. Under stairs cupboard.

HALLWAY

Wooden door with glazed inserts to front, stairs to first floor, electric heater, ceiling light and meter cupboard.

WC

2' 11" x 4' 11" (0.89m x 1.5m)
Concealed, low level, dual flush WC. Central ceiling light, electric heater and uPVC double glazed window to the front .

KITCHEN/DINER

13' 3" x 8' 0" (4.04m x 2.44m)
Dining Area
Electric heater and ceiling light. Fitted table with chairs.

Kitchen Area

Fitted with a range of matching base, wall and drawer units with worktop over incorporating one and a half bowl sink with swan necked mixer tap. Integrated oven with hob and cooker hood over, under unit and cupboard lighting. Integrated washing machine, fridge and dishwasher. UPVC double glazed window overlooking the garden.

FIRST FLOOR LANDING

UPVC double glazed window with views up the valley, central ceiling light and cupboard housing the hot water tank and offering storage.

BEDROOM

10' 9" x 13' 2" (3.28m x 4.01m)
Excellent double room with two uPVC double glazed windows, electric heater and spot lights to ceiling.



BEDROOM

10' 7" x 7' 11" (3.23m x 2.41m)
Small double room with uPVC double glazed window, spot lights to ceiling and electric heater.

SHOWER ROOM

7' 2" x 6' 10" (2.18m x 2.08m) into shower
Four piece suite comprising of shower cubicle with electric shower, vanity unit with storage housing bidet, concealed cistern, low level, dual flush WC and sink. Wall mounted towel rail, extractor, tiled to compliment and spot lights to ceiling. UPVC double glazed window to the front.



EXTERIOR

To the front of the property is a walkway and next doors drive, a pathway leads round the house to the rear which has a small patio area perfect for dining and a good sized lawn with a hedged border. Pathway with border leading to the parking area and shed.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)