

LAKES MANAGEMENT SERVICES

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**TO LET UNFURNISHED
ON AN ASSURED SHORTHOLD TENANCY
FOR A MINIMUM TERM OF 6 MONTHS**

**10 Helm Grove
Ulverston**

LA12 9SX

Rent £1,000pcm (£230.77 per week)



Situation

On the Lund Farm Residential Estate on the south east side of the popular market town of Ulverston, as shown on the attached location plan.

Description

Comprises of a Two storey detached house with rendered elevations under concrete tiled roof providing three bedroomed accommodation in immaculate condition with integral garage, gardens to the front, rear and side.

ACCOMMODATION

Ground Floor

Entrance Hall, having radiator and leading to the first floor and door to:-

Lounge (15' 10 x 10' 9")

Having attractive bay window on to the front garden together with views over the Green and Hoad Monument. Marble hearth with fire surround, radiator and coving to the ceiling.

Dining Area (9'10" x 9' 1")

Having patio doors to the rear garden. Radiator.

Kitchen (9'10" x 8'11")

Fitted with a comprehensive range of wall and base units, inset double bowl stainless steel sink, Whirlpool 4 ring gas hob and built under Whirlpool gas oven. Extractor cooker hood with fan, radiator.

Door leading to rear utility

Note: The Tenants may use the hob, oven and extractor fan at their own discretion and responsibility.

Utility

Having worktop and plumbing for automatic washing machine. Glow Worm wall mounted central heating boiler. Door leading to cloak room containing WC and wash hand basin

Door to the Garden

1st Floor

Landing with airing cupboard containing hot water tank and slatted shelving.

Bedroom 1 (13'7" x 10'11")

Double room with front aspect including en-suite shower room containing shower, WC & wash hand basin

Bedroom 2 (10'10" x 8'4")

Double room with a rear aspect and radiator.

Bedroom 3 (8'4" x 8'4")

With aspect to the front and containing storage cupboard with slatted shelving. Radiator.

Bathroom (7'9" x 5'5")

With white 3 piece suite, partly tiled and radiator.

EXTERNAL

Entrance Drive, lawned area to the front, flower borders and stone area to the side, patio area to the rear, lawned area with trees and perennial shrubs

Services

Mains electricity, gas, water and drainage

Gas Fired Central Heating.

Telephone and Aerial Points connected.

TERMS OF LETTING

General

No Pets.
No Smokers
No DHSS.

Tenancy

The property will be let on a Fixed Term Assured Shorthold Tenancy for a minimum period of six months. There is no provision within the lease for early termination and the Tenant is responsible for rent for the whole term.

The Tenant is responsible for Council Tax for the Tenancy Period plus all charges for water and sewage, gas, electricity, telephone or other utility providers during the Tenancy.

Insurance

It is the Tenant's responsibility to insure their own household contents for the term of the Tenancy and to have accidental cover in respect of the Landlord's property.

Rental

£1,000 pcm. (£230.77 per week) payable on or by each rent day in advance and is payable by Standing Order.

Security Deposit

To pay the sum of £1,000 in advance as a Security Deposit right at the start of the Tenancy as a Security Deposit against the performance of the Tenant's obligations under the Tenancy Agreement, the discharge of any liabilities, any damage to the property and/or non-payment of rent during the Tenancy, to the satisfaction of the owner and the owner's Agents, (fair wear and tear excepted).

This payment will be held in accordance with the Tenancy Deposit Scheme Regulations. Please note it is not possible to use the deposit as rent for the final month.

Council Tax

The Property is Council Tax Band B with South Lakeland District Council.

Applications

Prospective tenants are required to complete a Registration of Interest/Tenancy Application Form which is attached to these particulars.

Credit Check

If a Registration of Interest/Tenancy Application Form has been completed and the Letting Agents are prepared to offer the property to the successful Tenant, then the Letting Agents will seek to carry out a Credit Check to ascertain the Applicant's Credit Rating.

Viewing

Strictly through the Letting Agents by appointment only. Alternatively an Open Viewing may be arranged on a date yet to be fixed.

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REGISTRATION OF INTEREST/TENANCY APPLICATION FORM

Please answer as many relevant questions as possible. Failure to provide information may delay the processing of your application.

PLEASE SUPPLY EMAIL ADDRESSES WHEREVER POSSIBLE, AS THEIR USE WILL SPEED UP THE REFERENCING PROCESS SIGNIFICANTLY.

Property : **10 Helm Grove, Ulverston**
week)

Rent : **£1,000 pcm (£230.77 per**

From which date do you wish the tenancy to commence :

Please give details of Yourself and of **all** persons who will be living in the property with you:-

Full Names

Date of Birth

Relationship
to Applicant

Occupation

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.....
.....

Your present address :

.....
.....

E-mail Address :

Telephone Numbers (Home) : Business:

How long have you lived here ?

Is the property rented ?

If so, name and address of Landlord (NB: References will be sought from him/her).

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Previous addresses over last 6 years

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Do you or any intending co-residents smoke ?

What pets do you have ?

Employer's name and address :

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Email : Tel : Salary :

Name of character referee :

Address :

.....

..... Email :

Do you have County Court Judgements against you, loans, mortgages, debts, etc?

If YES please give details :

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ANY OTHER RELEVANT INFORMATION :

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I/We certify that the above information is true and correct and that the parties named may be asked to supply references and that the property will be occupied as my/our sole principal residence in the UK. I/We confirm that the landlord's agent may carry out a search with a **Credit Reference Agency** which will retain a record of my/our name and the search. **Please note** that the information that you have given on this form may be disclosed to a Credit Referencing Agency that may keep a record of that information and that the Credit Referencing Agency may disclose that information and that a credit search has been made to others of its customers for assessing the risk of giving credit, to prevent fraud and to trace debtors. I am/We are aware that under the **Data Protection Act 1984** I am/We are entitled on payment of a fee to the Credit Reference Agency to a copy of the information held about me/us on computer file.

Date : Applicant's Signature :

Please return to:

Lakes Management Services

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