



SMITHY COTTAGE, WITHERSLACK, GRANGE-OVER-SANDS, LA11 6RW
£625 per month

MILNE MOSER
SALES + LETTINGS

SMITHY COTTAGE, WITHERSLACK, GRANGE-OVER-SANDS, LA11 6RW



OVERVIEW

Delightful one bedroom cottage finished to a high standard. The open plan lounge dining kitchen area has a cosy wood burner and flagged floor, whilst the double bedroom on the first floor is open into the roof space. The shower room is fitted with a high quality suite and there is a roof lantern flooding the space with natural light. Double glazed throughout and having electric heating, this compact cottage is perfect for a single occupant and enjoys an off allocated parking space and small outside area.

Located within a pretty courtyard of similar style properties, each with designated outside space/parking and shared access.

ACCOMMODATION

Approaching from the gravelled parking area, an oak front door leads directly into:

OPEN PLAN LOUNGE DINING KITCHEN

11' 4" x 16' 0" (3.44m x 4.88m)

A lovely welcoming space having a flagged floor (with under floor heating) and a wood burner set to a stone chimney breast. Double glazed windows face the front, side and rear with two having bespoke oak shutters. Well decorated, painted beams to the ceiling, a telephone point, downlights and television point. B4RN router. The compact kitchen area has oak units and shelving with quartz style worktops which incorporate the drainer and a stainless steel sink.

A pretty latch door leads to the staircase.

STAIRCASE

Stone stairs lead directly into the bedroom. There is an oak banister, downlights and a double glazed window to the rear.

BEDROOM

11' 2" x 11' 6" (3.42m x 3.51m)

Open into the roof space, this lovely double bedroom has double glazed windows with bespoke shutters to the front and side aspects. Exposed floorboards, four wall lights and an electric heater.

SHOWER ROOM

6' 11" x 5' 4" (2.10m x 1.62m)

Fully tiled and fitted with a high quality three piece suite comprising larger quadrant shower cubicle, WC and wall hung basin. The large roof lantern floods the space with light and there are four wall lights, a shaver point and extractor. Illuminated wall mirror and a heated towel rail,

EXTERNAL

A small gravelled area has been created to the front of the property. There is a wood store and one parking space.

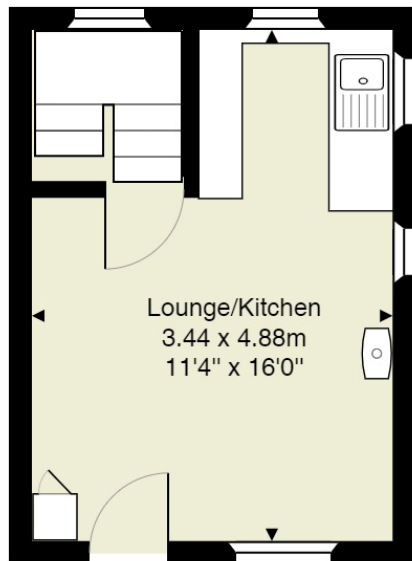
DIRECTIONS

Proceed along the A590 from Sizergh roundabout heading towards Grange. Continue for approximately 5 miles along the dual carriageway. The road narrows again and opens back into a dual carriageway. As the dual carriageway starts again, turn right into Witherslack village. Continue through the village past the Derby Arms, up the slope and down the other side. As the road bends up to the right, bear left and the property is located a short distance to the right hand side and accessed via the courtyard shared with Barngarth.

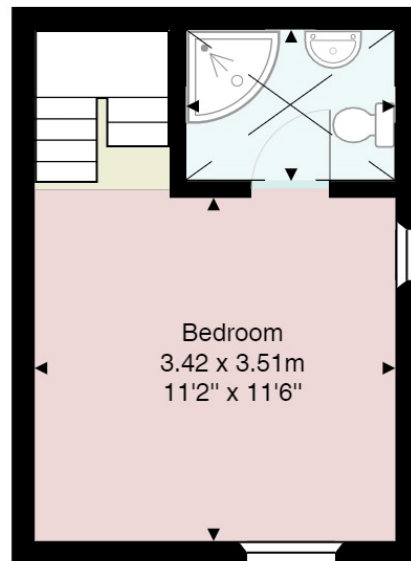
GENERAL INFORMATION

Mains Services: Water and Electric. Drainage via shared septic tank
Council Tax Band: B
EPC Grading: E





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only

ARRANGE A VIEWING

To arrange your viewing contact our Lettings Team:

100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. lettings@milnemoser.co.uk



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 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 will be payable. This is calculated by monthly rent x 12 ÷ 52 and is payable to Milne Moser Property 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 Milne Moser Property 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 Milne Moser Property 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 Milne Moser Property 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 Milne Moser Property Limited, if the applicant successfully completes the referencing process.

Any money held by Milne Moser Property 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.

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.

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 Milne Moser Property 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) Milne Moser Property 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 5%.

Interest rate applied: 3% + 5% = 8%

£500 x 0.08 = £40.00

£40.00 ÷ 365 = £0.109

10.90p x 30 days outstanding = £3.28

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SALES + LETTINGS

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These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.