



BARNGARTH COTTAGE, WITHERSLACK, GRANGE-OVER-SANDS, CUMBRIA, LA11 6RW
£900 per month

MILNE MOSER
SALES + LETTINGS

BARNGARTH COTTAGE, WITHERSLACK, GRANGE-OVER-SANDS, CUMBRIA, LA11 6RW



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PARKING

INTRODUCTION

Located in this popular village with transport links, this three-bedroom cottage has an upside-down configuration and is newly decorated throughout. On the ground floor are two bedrooms, bathroom and useful utility room. The first floor has a further bedroom with wet room/shower space, a sitting room and dining room. The kitchen is also to the first floor and has integrated appliances. There is a space for an upright fridge freezer but one is not provided. The two sitting and dining room windows have new roller blinds and all front facing windows and the downstairs rear bedroom are being fitted with white Venetian blinds.

Witherslack is a small village in the South of Cumbria. It lies on the northeastern side of Morecambe Bay and borders Whitbarrow Scar and Yewbarrow, ideal for those who are keen walkers. There is a local pub, The Derby Arms, Community Shop and a village hall. The primary school of Dean Barwick is a short distance and there are excellent links to both Grange, Milnthorpe and Kendal. Access to the M6 motorway is approximately 9 miles away at J36.

Frosted glazed door leading into:

ENTRANCE HALL

Beech block style flooring, downlights, radiator and stairs to the first floor.

BEDROOM

Large double-glazed window to the front elevation. Continuing wood flooring, down lights, radiator and television and telephone points.

BEDROOM

Double glazed window facing the rear aspect. Down lights, wooden flooring and radiator.

BATHROOM

Frosted double glazed window to the front elevation. A white suite comprising bath, pedestal wash hand basin, wc and shower cubicle. Tiled floor, heated towel rail, radiator and downlights. Shaver point and two wall lights.

UTILITY ROOM

Continuing wooden flooring, downlights and extractor fan. Plumbing for washing machine and storage area under the stairs.

FIRST FLOOR HALLWAY/LANDING

Double glazed window facing the side aspect. Down lights, beech wood style flooring and radiator. Access to the loft.

LOUNGE

Double glazed window to the rear and there is a glazed door. Wood burning stove set to a granite hearth, down lights, radiator, telephone and television points. Down lights to the ceiling and open access to the dining room. Continuing wooden flooring.

DINING ROOM

Double glazed window to the rear aspect. Downlights, beech style flooring and radiator.

KITCHEN

Dual aspect double glazed windows facing the side and front aspects. Fitted with a range of pale maple style base, wall and drawer units with glossy green worktops and tiled splash backs. Integrated gas hob with canopy over, electric oven, upright fridge freezer and dishwasher. Under unit lighting, stainless steel sink with drainer, radiator and downlights.

CLOAKROOM/WC

Wash hand basin, WC, down lights and extractor fan.

BEDROOM

Two double glazed windows to the front elevation. Continuing beech wood flooring, radiator and down lights. Television and telephone points Open access to wet room area with wall mounted shower and wash hand basin. Central floor drain, tiling and an extractor fan.

EXTERNAL

To the front of the property is access to the garage. Housing the boiler, garage has power and light.

GENERAL INFORMATION

Mains Services: Water and Electric. Heating via private oil tank opposite the property and hob cooking via private LPG tank behind the garage.

Please note there are no garden areas included with the rental of this property.

Council Tax Band: E

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.



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 an assured periodic tenancy (APT) which is a rolling rental agreement with no fixed end date that runs on a period-by-period basis

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.

We recommend that all applicants read the Government's 'How to Rent' Guide – available at <https://www.gov.uk/government/publications/how-to-rent>

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



MILNE MOSER

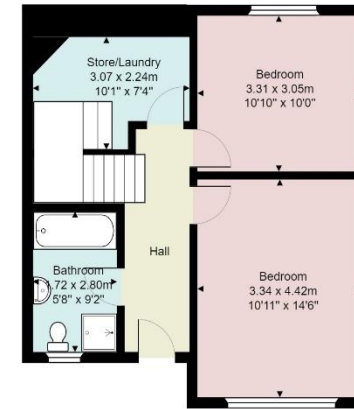
SALES + LETTINGS

KENDAL OFFICE

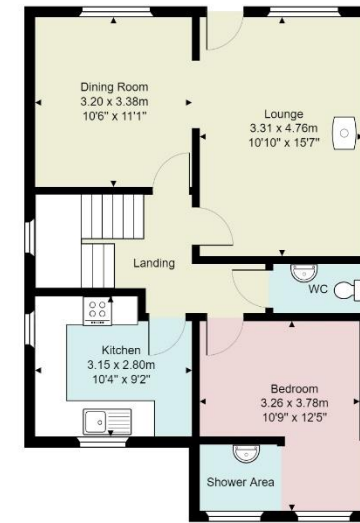
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Ground Floor



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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.

