



9 TOWN HEAD FOLD, HOLME, CARNFORTH, CUMBRIA, LA6 1SE
£1,600 per month

MILNE MOSER
SALES + LETTINGS

9 TOWN HEAD FOLD, HOLME, CARNFORTH, CUMBRIA, LA6 1SE



OVERVIEW

Nestled in the corner of a quiet, popular cul-de-sac, this stunning semi-detached property is ready to become the home to a new family. The generously sized rooms throughout the property offer space and light, with a welcoming feel as soon as you walk through the door. The ground floor layout has a downstairs WC on entering the property, living room, through to an open plan kitchen diner which then takes you through to the sun room offering beautiful views of the garden and adjoined fields. The first floor has three double bedrooms and one single, two with ensembles plus a family bathroom. The beautifully maintained south facing rear garden is perfect for hosting, hobbies and relaxing. Close to 'good' OFSTED rated Holme Primary School, bus route and links to the M6.

ACCOMMODATION

A UPVC front door leads into:

HALLWAY

A spacious hallway with grey tiled flooring, wooden effect laminate flooring to the stairs. A UPVC double glazed window as you walk up the stairs offers excellent natural light. Understairs cupboard for storage, radiator and ceiling light.

DOWNSTAIRS WC

Convenient in any home, the downstairs WC is immediately to your right on entering the property. The grey tiled flooring continues from the hallway, with a built in hand wash basin, WC and radiator. A circular frosted UPVC window to the front aspect.

Living Room

16' 5" x 13' 7" (5.00m x 4.15m) into bay window

A well sized living room to the front of the property with a large UPVC double glazed window to the front aspect flooding the room with natural light. Gas

fire with marble surround, wood effect laminate flooring, radiator and ceiling light.

KITCHEN / DINER

11' 1" x 23' 2" (3.37m x 7.06m)

The real heart of the home is the open plan kitchen diner to the rear of the property. The room is perfect of hosting and entertaining as well as being a hub for the family. The kitchen is fitted with wood effect wall and base units with complimenting granite work tops and tiled splashbacks. Integrated appliances including a gas hob, double oven, microwave, fridge freezer a dishwasher. A stunning freestanding AGA is a real feature in this kitchen also. UPVC double glazed window to the rear aspect and double French doors leading into the sun room. Internal access to the garage and direct access to the rear garden.

SUN ROOM

13' 4" x 12' 9" (4.06m x 3.88m)

Leading through the double doors is a light, spacious sun room offering panoramic views of the rear garden and open fields behind, an ideal spot for your morning coffee or evening relaxation. UPVC double glazed windows and double French doors opening out into the garden. Radiator and ceiling light.

Bedroom

11' 9" x 13' 6" (3.59m x 4.11m) max

A spacious double bedroom with built in storage and wardrobes to two walls. UPVC double glazed window to the front aspect. Wood effect laminate flooring and radiator.

Ensuite Bathroom

4' 6" x 9' 4" (1.38m x 2.83m)

A bright bathroom with a hand wash basin, WC and walk-in corner shower unit. Tiled flooring and walls, chrome heated towel rail. UPVC doubled glazed window to the front aspect and ceiling light.

Bedroom

10' 11" x 6' 11" (3.32m x 2.11m)

Perfect for a single bedroom or home office. UPVC double glazed window to the rear aspect. Wood effect laminate flooring, radiator and ceiling light.

Bathroom

10' 10" x 6' 7" (3.29m x 2.02m)

Fitted vanity unit houses storage, hand wash basin and WC. Electric shower over bath with fully tiled walls and flooring. Frosted UPVC double glazed window to the rear aspect. Heated towel rail, ceiling light and useful linen cupboard.

Bedroom

14' 1" x 14' 6" (4.29m x 4.41m) max

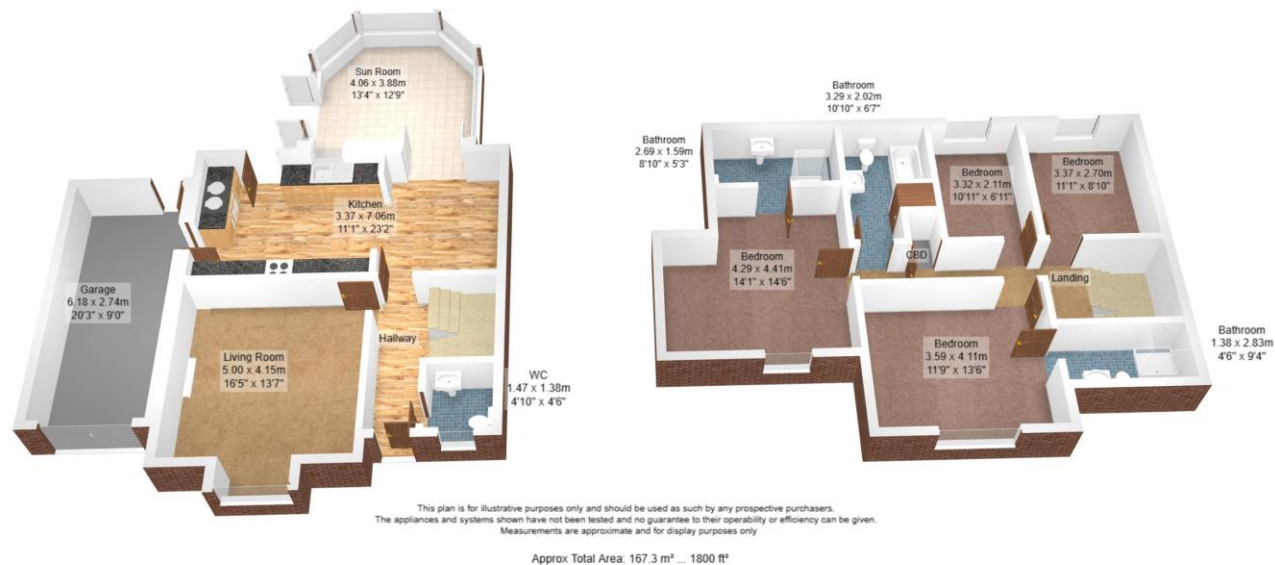
Excellent sized double bedroom with wood effect laminate flooring, decorated with neutral tones ready for personalisation. Double glazed UPVC window to the front aspect, radiator and ceiling light.

Ensuite Bathroom

8' 10" x 5' 3" (2.69m x 1.59m)

A modern bathroom comprising of a vanity unit with fitted hand wash basin and WC. Stand up walk-in shower with glass roller screen door. Double glazed UPVC Velux window. Heated towel rail, tiled flooring and ceiling light.





Exterior

The property has off road parking on the driveway in front of the garage, which can be accessed internally and offers extra storage. The rear garden for No. 9 is the perfect place for entertaining, hosting and relaxing. Beautifully landscaped and maintained there are well established plants and bushes giving a mix of colours and depth to admire. Paved areas for dining, space for gardening or even just simply sitting and enjoying the uninterrupted views of the fields beyond the fence, the south facing garden is a real bonus point.

Garage

20' 3" x 9' 0" (6.18m x 2.74m)

Having an electric up and over door, power and ceiling lights. Housing the boiler and solar panel control unit. Tap and further storage within the roof space.

DIRECTIONS

Leaving our Milnthorpe Office in The Square, proceed towards Ackenthaite, turning right at the roundabout with Dallam School. Proceed through Whasett and into Holme Village. Turn left after The Smithy onto North Road and continue past the primary school towards the far end. Town Head Fold is the last turning to the left hand side. Taking the first left and then veering right, you will find No. 9 at the end of the cul-de-sac on the left hand side near the corner.
what3words:///lecturers.rental.third

GENERAL INFORMATION

Services: Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: E

EPC Grading: B

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

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

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Milnthorpe, Cumbria LA7 7QJ
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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.