



6 WATER CLOSE, BACKBARROW, ULVERSTON, CUMBRIA, LA12 8QZ
£1,500 per month

MILNE MOSER
SALES + LETTINGS

6 WATER CLOSE, BACKBARROW, ULVERSTON, CUMBRIA, LA12 8QZ



OVERVIEW

A generous detached house with a versatile layout, good sized garden, parking and garage. Freshly decorated in neutral tones and replacement carpets throughout, the accommodation is light and airy. The ground floor has a kitchen/dining/family room opening onto the garden plus two further rooms which could be used as a sitting room, study or as bedrooms. The first floor has three double bedrooms, each with pleasant outlook. The largest has an adjoining dressing room and there is a family bathroom. The level garden has views across the River Leven and is perfect for dining and recreation. At the front is ample parking and turning plus a good sized garage. Double glazed and oil fired central heating. Excellent location for access to A590, Barrow in Furness and wider Lake District.

ACCOMMODATION

A wooden door at the side leads into:

HALL

Light floods into the hall from a double glazed window on the stairs and there is a glazed door to the kitchen/diner family room. Ceiling light, radiator, telephone point and a useful understairs cupboard.

WC

Frosted double glazed window, chrome heated towel rail, a WC and corner hand basin. Tiled floor and part tiled walls, ceiling light and wall light.

KITCHEN/DINER/FAMILY ROOM

11' 8" x 20' 8" (3.56m x 6.30m)

French doors lead to the garden and there is a double glazed window. Fitted with beech style base and wall units, pale worktops and a stainless steel one and a half bowl sink with drainer. Electric hob, electric double oven, integrated dishwasher and space for a fridge freezer. Radiator and two ceiling lights.

SITTING ROOM/BEDROOM

12' 2" x 11' 2" (3.72m x 3.40m)

A double glazed window overlooks the front garden and there is a ceiling light and radiator.

BEDROOM/STUDY

9' 5" x 9' 1" (2.88m x 2.77m)

Also facing the front aspect, there is a radiator, downlight, double glazed window and BT master socket.

LANDING

Double glazed window on the stairwell, a ceiling light, radiator and access to the loft. Shelved built-in cylinder cupboard.

BEDROOM

11' 8"/3' 10" x 20' 4"/12' 2" (3.56m/1.17m x 6.20m/3.71m)

Overlooking the rear garden towards the River Leven, the larger of the three double bedrooms has downlights, telephone and television points and two radiators. Two double glazed windows.

DRESSING ROOM

7' 4" x 7' 8" (2.23m x 2.34m) max

A double glazed window faces the side aspect and there are downlights to the ceiling.

BEDROOM

12' 1" x 11' 2" (3.67m x 3.40m)

Having a pleasant outlook towards woodland at the front, the second double bedroom has downlights, a radiator and a double glazed window.

BEDROOM

9' 5" x 9' 1" (2.86m x 2.77m)

Also looking towards the woodland at the front, third bedroom has a double glazed window, downlights and a radiator.

BATHROOM

8' 5" x 5' 8" (2.56m x 1.73m)

Fitted with a half pedestal hand basin, WC and bath with shower above and screen. Fully tiled, the bathroom has a heated towel rail, downlights and an extractor. Frosted double glazed window.

EXTERNAL

At the front of the house is curved lawn with gravelled driveway leading to the garage. A covered patio provides shelter between the house and garage and access to the rear garden. The level lawn at the rear provides excellent space for recreation and there is patio close to house plus a block built barbecue. External tap and a shed. Screened by shrubs and evergreens is a further lower seating area with wonderful views across the River Leven.

GARAGE

10' 1" x 18' 6" (3.07m x 5.64m)

A good sized garage with up and over door, power and light. There are base and wall units, plumbing for a washing machine and the oil fired Worcester boiler. Pedestrian door at the side.

DIRECTIONS

From the A590, follow signs to the Whitewater Hotel, passing the main hotel on the left and over the bridge. Immediately after the bridge turn right onto Fins Thwaite Lane. Continue along Finsthwaite lane, turning right onto Water Close. Drop down and as Water Close bends to the left, turn right into the gravelled driveway with number six being at the end of the drive. A To Let board indicates the driveway.



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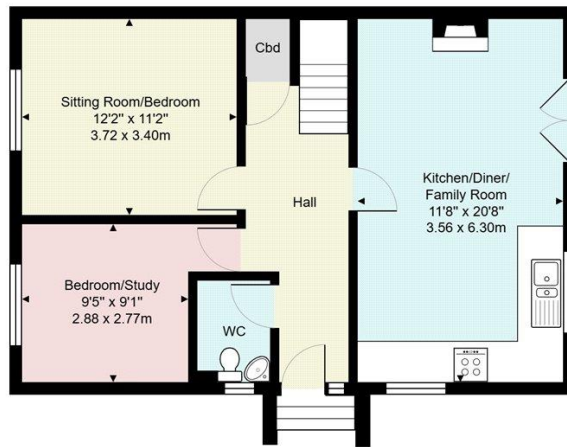
GENERAL INFORMATION

Services: Mains Water, Electric and Drainage. Oil fired central heating.

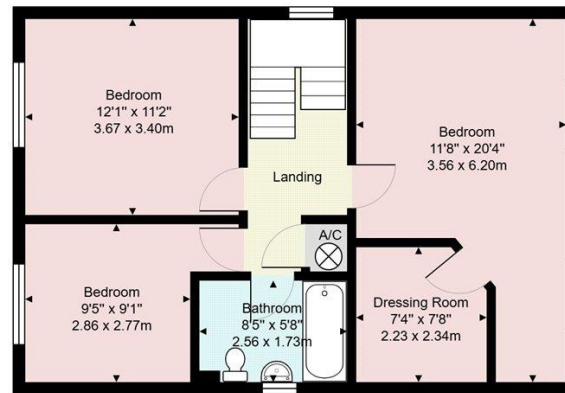
Council Tax Band: F

EPC Grading: D

Please note the monthly rent includes a gardener.



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@milnmoser.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

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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.