



WELL COTTAGE, LEVENS, KENDAL, CUMBRIA, LA8 8PN
£895 per month

MILNE MOSER
SALES + LETTINGS

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OVERVIEW

On the fringes of a popular village, this two-bedroom cottage has modern fittings and private off-road parking. The ground floor is open plan with a living space to the front and kitchen with integrated appliances at the rear. The larger of the two first floor bedrooms have views towards Whitbarrow and Foulshaw Moss at the front whilst the second bedroom at the rear has French doors to the rear patio. The cottage has lots of storage with cupboards on both the ground and first floors plus a generous outhouse/store at the rear. There are outside spaces at both sides plus parking for two cars. UPVC double glazing and gas centrally heated.

Please note the property will be decorated prior to occupation.

ACCOMMODATION

A UPVC double glazed door from the parking area leads directly into:

OPEN PLAN LOUNGE DINING KITCHEN AREA

16' 1" x 21' 10" (4.90m x 6.65m) max
A good sized space with wood style flooring running through the lounge and dining area and contemporary vinyl to the kitchen. UPVC double glazed windows face the front and rear aspects and there are two radiators and downlights throughout. Two television point, a telephone point and hanging space for coats. The kitchen is fitted with walnut effect base and wall units, dark worktops, tiled splashbacks and a stainless steel sink with drainer. There is an integrated fridge freezer, dishwasher and washing machine. Gas hob with hood above and an electric oven. Built-in understairs cupboard.

LANDING

Access to the loft and a ceiling light.

BEDROOM

16' 2" x 9' 11" (4.93m x 3.03m)
Having a view between trees towards Whitbarrow Scar and Foulshaw Moss at the front. An over stairs cupboard provides storage and there is spotlighting, a radiator and two television points.

BEDROOM

7' 4" x 12' 3" (2.23m x 3.73m) max
UPVC double glazed French doors lead to the rear yard and there is a ceiling light and radiator. There are two built-in cupboards, one housing the Worcester boiler and the second with hanging rail.

BATHROOM

5' 6" x 5' 5" (1.68m x 1.66m)
A modern bathroom fitted with a concealed cistern WC, vanity hand basin with cupboards beneath and a bath with screen, external control shower and separate mixer. Chrome heated towel rail, an extractor, ceiling light and aqua board panelling to the walls. Frosted UPVC double glazed window.

EXTERNAL

To the front of the property is an off-road parking area with space for two cars, a drying area plus a patio - ideal for outdoor dining. A path at the side leads to the rear and there is pedestrian access to the road.

OUTHOUSE/STORE

14' 5" x 9' 10" (4.39m x 3.00m) max
There is power and light connected and open shelving. Ideal for storing bikes and outdoor gear.

DIRECTIONS

Well Cottage is located close to the Hare and Hounds pub in Levens. Facing away from the pub, turn down towards the causeway and immediately left down a driveway between two properties. The cottage is to the left hand side. A To Let board is on the roadside.
what3words.com/silk.hats.ordeals

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage
Council Tax Band: B
EPC Grading: C

Please note the landlord of this property is related to employees of Milne Moser Property Limited and Milne Moser Solicitors.





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 Shorthly 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%
 $£500 \times 0.08 = £40.00$
 $£40.00 \div 365 = £0.109$
 $10.90p \times 30 \text{ days outstanding} = £3.28$

MILNE MOSER

SALES + LETTINGS

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ARRANGE A VIEWING

To arrange your viewing contact our Lettings Team:

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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.