



44 KIRKBIE GREEN, KENDAL, CUMBRIA, LA9 7AJ
£1,500 per month

MILNE MOSER
SALES + LETTINGS

44 KIRKBBIE GREEN, KENDAL, CUMBRIA, LA9 7AJ



OVERVIEW

Within walking distance of the town centre, railway station and riverside walks, this detached bungalow has a generous layout and ample parking. The one level accommodation has a lounge with archway to the dining room, a conservatory, kitchen and handy utility room. Two of the three bedrooms are doubles and have built in furniture and the largest bedroom has an ensuite. Garden areas wrap around two sides and there is parking for three at the front plus an attached garage. Gas central heating and double glazed.

ACCOMMODATION

From the driveway, a wooden door leads into the hallway. There is access to the loft, a radiator, two ceiling lights and a built in coat and shoe cupboard.

LOUNGE

14' 8" x 11' 7" (4.47m x 3.53m)

A UPVC double glazed window overlooks the cul de sac. Wooden fire surround with electric fire, a radiator and ceiling light. Archway through to the dining room.

DINING ROOM

8' 11" x 9' 10" (2.72m x 2.99m)

With access to the conservatory and kitchen, a radiator and ceiling light.

CONSERVATORY

8' 5" x 5' 11" (2.57m x 1.82m)

The conservatory has UPVC double glazed windows and a door to the rear garden. The roof is insulated and there is an electric panel heater.

KITCHEN

8' 8" x 9' 11" (2.65m x 3.02m)

Double glazed window to the rear aspect. Fitted with limed effect cream units, grey worktops and a one and a half bowl sink with drainer. Gas hob,

electric oven and space for an under counter fridge. Tiled splashbacks, ceiling light and plumbing for a dishwasher.

UTILITY ROOM

8' 6" x 6' 6" (2.59m x 1.98m)

A must have for busy households, fitted with worktops, a sink unit and plumbing for a washing machine. Radiator, extractor, a ceiling light, double glazed window and doors to the rear garden and garage.

BEDROOM

10' 11" x 13' 1" (3.33m x 3.98m) max

A generous double bedroom with a double glazed window overlooking the rear garden. Three double built in wardrobes plus two single wardrobes, over bed storage and bedside drawers. Radiator and a ceiling light.

ENSUITE

10' 0" x 3' 9" (3.04m x 1.15m)

Frosted double glazed window to the side aspect. Fitted with a concealed cistern WC, vanity hand basin and shower cubicle. Tiling to the walls, a shaver point, radiator, ceiling light and extractor.

BEDROOM

8' 9" x 11' 10" (2.67m x 3.60m) max

Double glazed window to the side elevation. Two single built in wardrobes, over bed storage and bedside drawers. Radiator and a ceiling light.

BEDROOM

8' 3" x 8' 6" (2.52m x 2.60m)

The third bedroom, a good sized single is also at the side and has a double glazed window, ceiling light and radiator.

WETROOM

9' 11" x 7' 5" (3.01m x 2.26m) max

Fitted with a vanity hand basin, WC and open shower area with wall mounted shower and aqua board panelling. Ceiling light, extractor, shaver point and a frosted double window. Built in cylinder cupboard.

EXTERNAL

Well planted, mature garden areas wrap around two side of the bungalow. There are lawn and gravelled areas for sitting out and recreation plus a summerhouse for year round use. At the front the block paved driveway has space for three cars and access to the garage.

GARAGE

8' 8" x 16' 3" (2.64m x 4.96m)

Having an up and over door, power and light plus wall mounted Baxi boiler.

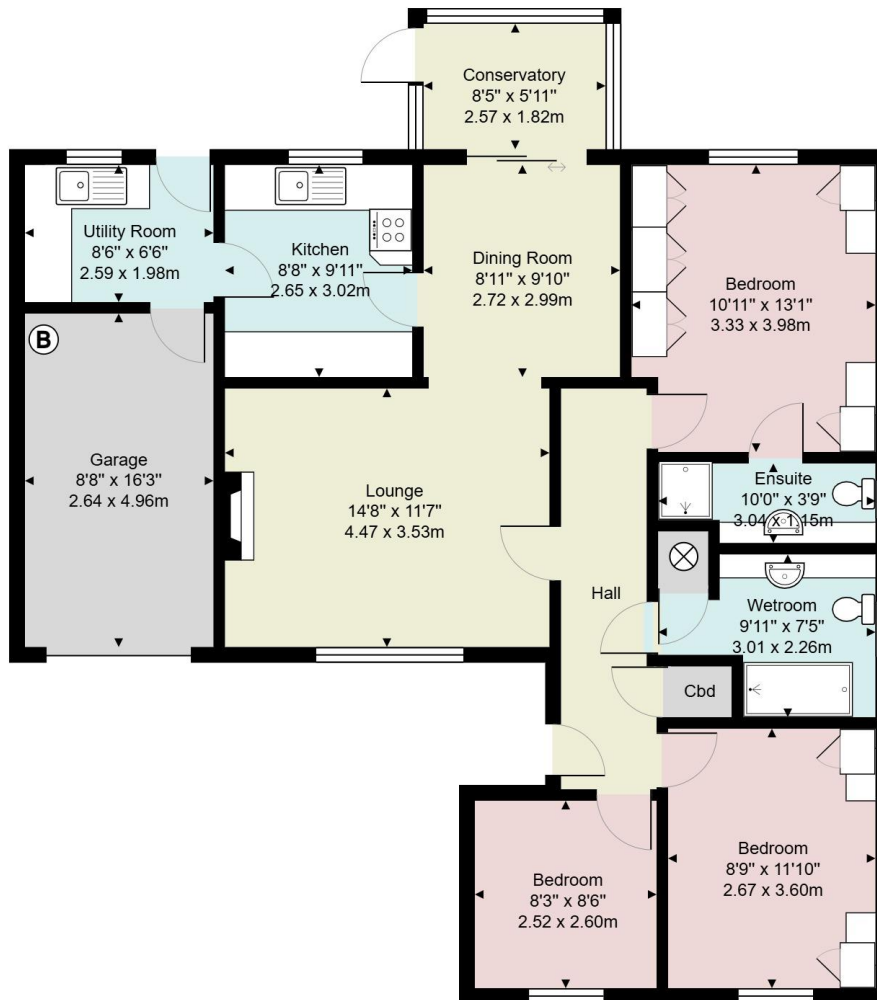
DIRECTIONS

From the beginning of Aynam Road, turn left onto Bridge Street, following round the bends and onto Kirkbie Green. Continue right through the development with number 44 being the last property on the right hand side. [what3words:///visual.later.warns](#)

ESSENTIAL INFORMATION

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





Approx. Total Area: 1158 ft² ... 107.6 m²

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



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 Assured Periodic Tenancy a residential tenancy agreement in England that operates on a continuous "rolling" basis with no fixed end date.

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

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE
Telephone. 01539 725 582
Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,
Milnthorpe, Cumbria LA7 7QJ
Telephone. 015395 64600
Email. milnthorpeproperty@milnemoser.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ARRANGE A VIEWING

To arrange your viewing contact our Lettings Team:

100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. lettings@milnemoser.co.uk



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.

