



LOW HOUSE BUNGALOW, HELSINGTON, KENDAL, CUMBRIA, LA8 8AG
£1,000 per month

MILNE MOSER
SALES + LETTINGS

LOW HOUSE BUNGALOW, HELSINGTON, KENDAL, CUMBRIA, LA8 8AG



OVERVIEW

Having open fields and farmland to all sides, this detached bungalow has fantastic views and good sized accommodation. Recently redecorated, the property has a light and bright lounge with dual aspect windows, a kitchen with space for a dining table and three bedrooms - two of which have fitted furniture. A double garage is perfect for storage and parking and there is a low maintenance flagged garden at the side. Located between the A591 and Brigsteer Road, the property has good links in and out of town and for the wider afield Lake District and M6 motorway. UPVC Double Glazing and Oil Fired Central Heating.

ACCOMMODATION

A frosted door leads into the hallway. Doors lead to all rooms and there is a radiator. The lounge is dual aspect with windows overlooking open countryside at the side and rear. There are two alcove cupboards, a radiator and wooden fire surround with electric fire. The kitchen is a good size with units running along wall leaving space for a table opposite. Fitted with oak fronted units, pale worktops and splashback tiling. Electric hob with hood above, electric oven and separate grill, a stainless steel sink (with fantastic view!) and integrated fridge and dishwasher. Radiator. Leading off to the side is a useful porch area, PVC clad for ease and a great space for wet coats and shoes. Electric panel heater and a door to the side.

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The three bedrooms are all a good size and all have wonderful views and radiators fitted. The two larger bedrooms have fitted wardrobes and drawers units. The bathroom is fitted with a three piece suite comprising bath with shower and screen above, a WC and pedestal wash hand basin. There is a shaver point, a radiator and extractor.

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Externally, the bungalow has extensive parking in front of the double garage and by the front door. A generous flagged area at the side provides space to place furniture and pots if desired. The double garage has two up and over doors, an external door, power, light and two windows. The washing machine and dryer are to remain and there is a floor mounted Worcester oil boiler.

DIMENSIONS

Lounge 12' 9" x 14' 1" (3.88m x 4.28m)
Kitchen Diner 13' 11" x 7' 4" (4.24m x 2.24m)
Bedroom 11' 9" x 11' 1" (3.58m x 3.62m) max
Bedroom 8' 10" x 11' 11" (2.70m x 3.62m) max
Bedroom 8' 11" x 9' 8" (2.71m x 2.95m)
Bathroom 6' 11" x 6' 4" (2.10m x 1.93m)
Double Garage 21' 8" x 21' 4" (6.59m x 6.50m)

DIRECTIONS

Leaving Kendal on Brigsteer Road, pass Underwood and Brigsteer Rise and continue up the hill into open countryside. Turn left onto Whetstone Lane - single track with passing places - and follow down the hill passing Brigg House Barns and through Low House Farm. The bungalow is located a short distance to the right hand side. The property can also be accessed from the A591 from Prizet.

[what3words://loved.grit.atomic](https://www.what3words.com/loved.grit.atomic)

ESSENTIAL INFORMATION

Services: Mains Water and Electric. Private Drainage via Septic Tank. Oil Fired Central Heating
Council Tax Band: E
EPC Grading: D





Approx Total Area: 1299 ft² 120.7 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

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

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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.