



PEERETH, NORTH ROAD, HOLME, CARNFORTH, CUMBRIA, LA61QG  
**£1,000 per month**

**MILNE MOSER**  
SALES + LETTINGS

# PEERETH, NORTH ROAD, HOLME, CARNFORTH, CUMBRIA, LA61QG



## OVERVIEW

With a great location in this popular village, Peereth is a semi-detached bungalow with a versatile layout. The kitchen and conservatory at the rear have a lovely view over the garden towards open countryside and there are two double bedrooms and a pleasant lounge. The shower room has been updated in recent years and boasts a contemporary suite with walk in shower. Pretty garden spaces at the front and rear provide space to sit out and there is off road parking and a garage. Gas central heating and UPVC double glazing.

## ACCOMMODATION

A frosted double glazed door at the side leads into the L shaped hallway. Having access to the loft, a ceiling light and radiator.

## LOUNGE

12' 3" x 14' 2" (3.74m x 4.32m)

A UPVC double glazed window faces the front aspect and there is a white fire surround with tiled inset. Please note the gas fire is non-functioning. Two wall lights, a ceiling light and radiator.

## KITCHEN

11' 9" x 9' 11" (3.58m x 3.02m)

Overlooking the garden and open countryside, the views from the kitchen are fantastic. Fitted with wood style units, grey worktops and tiled splashbacks. One and a half bowl sink with drainer, a gas hob with hood above and an electric oven. Integrated washing machine, space for a fridge freezer and the Ideal boiler is concealed within a cupboard. UPVC double glazed window, ceiling light and a radiator.

## CONSERVATORY

8' 5" x 10' 5" (2.55m x 3.18m)

Also enjoying the lovely view at the rear, the conservatory would make a lovely dining space, hobby room or second sitting room. UPVC double glazed, polycarbonate roof and door to the garden. Radiator and a wall light.

## BEDROOM

12' 3" x 11' 9" (3.74m x 3.58m) max

Having an internal double glazed window to the conservatory, the larger of the two doubles has a ceiling light, radiator and two double built-in wardrobes with top storage.

## BEDROOM

9' 10" x 10' 4" (3.00m x 3.14m)

UPVC double glazed window to the front elevation - there is a partial view towards Farleton Knott between houses opposite. Ceiling light and a radiator.

## SHOWER ROOM

6' 0" x 6' 9" (1.83m x 2.06m)

Frosted UPVC double glazed window to the side aspect. Walk in shower cubicle, a concealed cistern WC and a vanity hand basin. Aqua board panelling to the shower enclosure plus a ceiling light and radiator.

## EXTERNAL

At the front of the property is a gravelled garden spaces with flower borders and ornamental trees. A driveway leads to the side and the garage. The garage has an up and over door, double glazed window, power and light. The rear garden has patio areas plus deep cottage style flower beds with paths between. There is a lovely view across to open countryside.

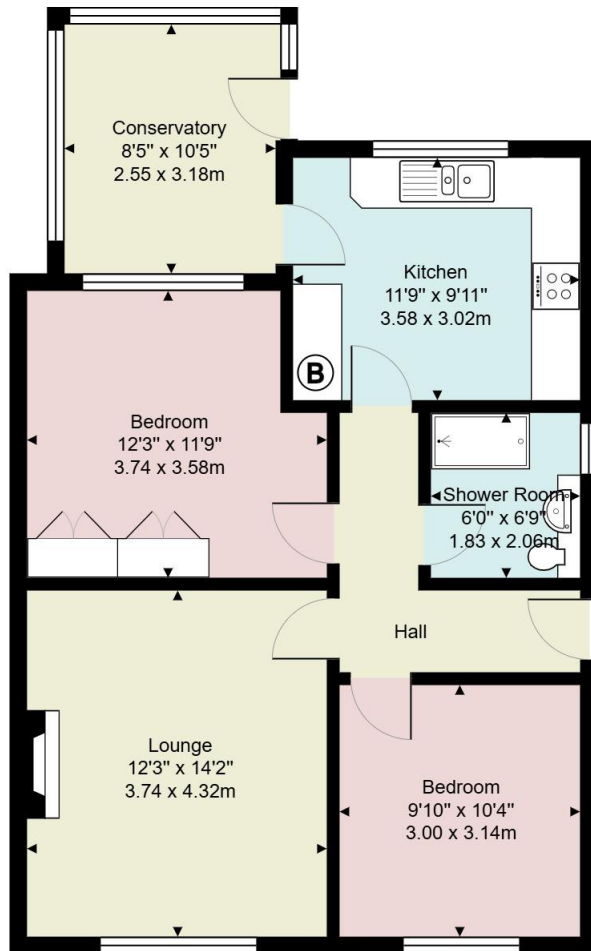
## DIRECTIONS

Leaving our office in Milnthorpe, proceed on Main Street towards Ackenthwaite, turning right at the roundabout with Dallam School. Continue through Whasset and into Holme village, turning left onto North Road just after the Smithy Pub. Continue past the primary school and along North Road. The bungalow is located to the left hand side just after Meadowcroft. [what3words.com/result/pegs.snore](https://www.what3words.com/result/pegs.snore)

## ESSENTIAL INFORMATION

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





Approx. Total Area: 762 ft<sup>2</sup> ... 70.8 m<sup>2</sup>

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](mailto: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](http://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%  
 $£500 \times 0.08 = £40.00$   
 $£40.00 \div 365 = £0.109$   
 $10.90p \times 30 \text{ days outstanding} = £3.28$

# MILNE MOSER

SALES + LETTINGS

## KENDAL OFFICE

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