



5 ASH MEADOW, KENDAL, CUMBRIA, LA9 6DX  
**£1,600 per month**

**MILNE MOSER**  
SALES + LETTINGS



## 5 ASH MEADOW, KENDAL, CUMBRIA, LA9 6DX



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PARKING &  
GARAGE

### INTRODUCTION

Situated in a cul de sac location this well presented four bed semi-detached house with low maintenance gardens and good size garage, is in close proximity to Queen Katherine Secondary School and the South Lakes Retail Park.

### PORCH & ENTRANCE HALL

Access into the porch via a UPVC door with glazed insert. There is wood laminate flooring, coat hooks and central ceiling light.

Further door leading into the inner hallway with stairs to first floor, UPVC double glazed window, radiator and storage cupboard.

### LOUNGE

13' 3" x 14' 6" (4.04m x 4.42m)

Good size room with UPVC double glazed picture window to the front over looking the front lawn. Feature wooden beams, inset living flame gas fire, decorative lighting, radiator and understairs storage.

### KITCHEN/DINER

16' 6" x 9' 5" (5.04m x 2.86m)

Contemporary kitchen fitted with a wide range of cream shaker style base, wall and drawer units with complementary tiled splash-backs and wood laminate worktop, modern composite sink with swan neck mixer tap, electric NEFF double oven, induction hob, extractor hood, integrated fridge, freezer and dishwasher. UPVC double glazed door leading out into the garden, two UPVC double glazed windows, under unit lighting, spot lights to ceiling and decorative pendant light. Tiling to floor with feature mosaics to centre and a radiator.

### STAIRS AND LANDING

Central ceiling light and doors leading to all bedrooms and bathroom.

### BEDROOM

8' 10" x 18' 5" (2.69m x 5.61m)

Double glazed velux windows to sloping ceiling, radiator and central ceiling light.

### BEDROOM

9' 11" x 10' 2" (3.02m x 3.09m)

Double glazed picture window, built in wardrobe, radiator and central ceiling light.

### BEDROOM

8' 9" x 11' 1" (2.68m x 3.37m)

Double glazed picture window, built in wardrobe, radiator, wall lights and central light.

### BEDROOM/STUDY

7' 5" x 5' 9" (2.25m x 1.76m)

Double glazed window to the side, additional Velux window, built in cupboard, radiator and central ceiling light.

### BATHROOM

6' 1" x 6' 1" (1.86m x 1.86m)

Cream three piece suite comprising of corner shower cubicle, WC and sink inset into built in vanity unit. Decorative tiling to walls, ladder towel radiator, electric Mira shower, spotlighting, double glazed Velux window and extractor fan.

### OUTSIDE

Driveway parking to the front to accommodate two-three cars. Well manicured garden with small lawn and established shrubs and plants. A gate at the side leads into the rear garden.

To the rear is a good size paved patio area with decorative borders.

### GARAGE

8' 11" x 20' 10" (2.72m x 6.34m)

Up and over door, timber pedestrian door, two double glazed windows, light and power, fitted worktop and shelves. Vaillant boiler, Washing machine, Tumble Dryer and Freezer

### GENERAL INFORMATION

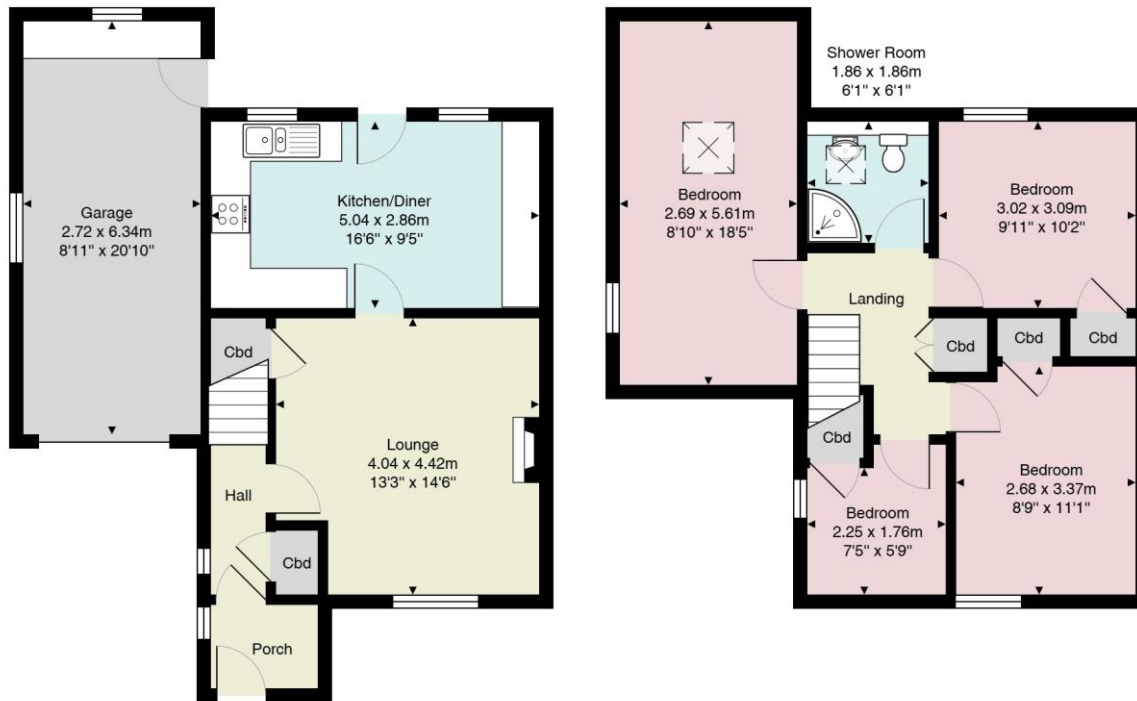
Services: Electric, Water, Drainage and Gas.

Council Tax Band: D

EPC Grading: D

Minimum Let 1 year





This plan is for illustrative purposes only and should be used as such by any prospective tenants.  
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](mailto: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](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 x 0.08 = £40.00

£40.00 ÷ 365 = £0.109

10.90p x 30 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](mailto:lettings@milnemoser.co.uk)

### MILNTHORPE OFFICE

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Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

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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 Lettings, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, renters 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 letting 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 renters. 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 Landlord in these particulars is based on the opinion of the Landlord 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.