



22, ALDERCROFT, KENDAL, CUMBRIA, LA9 5BQ  
**£1,500 per month**

**MILNE MOSER**  
SALES + LETTINGS

# 22, ALDERCROFT

## KENDAL

### CUMBRIA

#### LA9 5BQ



4



2



2



GARAGE &  
PARKING

#### INTRODUCTION

Towards the head of a cul de sac and with open fields behind, this four bedroom detached executive style house has a lot to offer. The master bedroom has an ensuite and the three remaining bedrooms each have fitted wardrobes. The lounge leads to a dining room and there is a well fitted kitchen with adjoining breakfast room. There is also the all important downstairs WC and utility room. Externally there is garden backing onto fields at the rear and parking and a garage to the front.

A convenient location on the fringes of the town, a short distance from Kendal College, Vicarage Park Primary and Kirkbie Kendal Secondary School. The town centre can be reached on foot although there is a regular bus service and Oxenholme & Kendal Train Stations are approx. 2 miles away.

Glazed front door leading into the entrance hall.

#### ENTRANCE HALL

Stairs to first floor, radiator, ceiling light and cupboard under the stairs.

#### CLOAKROOM/WC

UPVC double glazed frosted window facing the front aspect. WC, vanity wash hand basin, radiator and ceiling light.

#### LOUNGE

11' 2" x 19' 4" (3.41m x 5.90m) into the bay  
UPVC bay window to the front aspect and further frosted UPVC double glazed window to the side elevation. White fire surround with marble style inset and living flame gas fire. Two radiators, ceiling light, television aerial point and telephone point.

#### DINING ROOM

9' 2" x 11' 11" (2.78m x 3.63m)  
UPVC double glazed French doors leading out to the garden. Radiator and ceiling light.

#### KITCHEN

7' 11" x 11' 8" (2.42m x 3.55m)  
UPVC double glazed window facing the rear aspect. Fitted with a range of oak style base, wall and drawer units with solid wood block worktop over and tiled splash backs. Electric hob with canopy over and electric oven, slimline dishwasher and both built in fridge and freezer. Downlights and under unit lighting, tiled floor and under floor heating.

#### BREAKFAST ROOM

7' 6" x 8' 5" (2.42m x 3.55m)  
Double glazed sliding patio doors and continuing tiled floor. Ceiling light, radiator and television aerial point.

#### UTILITY ROOM

7' 4" x 5' 7" (2.24m x 1.70m)  
Frosted UPVC double glazed door leading to the side aspect. Base and wall units, circular sink and tiled floor. Radiator and ceiling light.

#### LANDING

UPVC double glazed window to the side aspect and access to the loft. Ceiling light and cupboard with Vaillant boiler.

#### BEDROOM

11' 5" x 10' 0" (3.06m x 3.48m)  
Two UPVC double glazed windows face the front aspect. Ceiling light, radiator and television aerial cabling.

#### ENSUITE

Frosted UPVC double glazed window facing the side elevation. Corner bath, concealed cistern WC, vanity wash hand basin and chrome towel rail. Down lights and under floor heating.

#### BEDROOM

9' 6" x 10' 6" (2.90m x 3.19m) including wardrobes  
UPVC double glazed window facing the rear aspect with view over open fields. Excellent range of fitted wardrobes and drawers, radiator and ceiling light.

#### BEDROOM

8' 2" x 7' 5" (2.49m x 2.27m) including wardrobes  
UPVC double glazed window facing the front aspect. Fitted wardrobes and drawers, ceiling light and radiator.

#### BEDROOM

7' 11" x 7' 4" (2.41m x 2.23m) including wardrobes  
UPVC double glazed window overlooking the rear garden and open fields. Fitted wardrobes, radiator, ceiling light and telephone point.

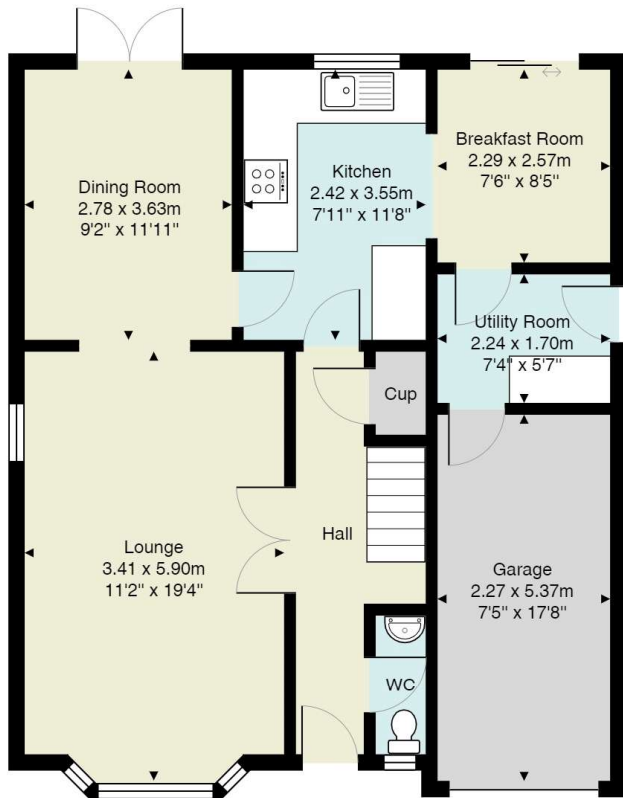
#### BATHROOM

Fitted with a three piece suite comprising of bath with shower over, pedestal wash hand basin and WC. Down lights, chrome towel rail, a storage cupboard and under floor heating. Extractor and tiled floor.

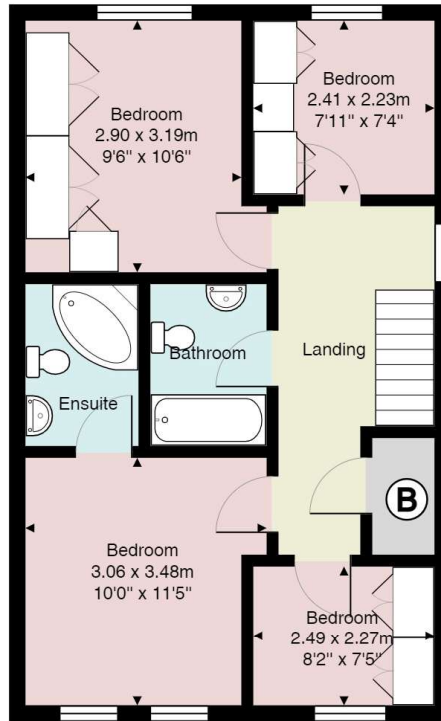
#### GARAGE

7' 5" x 17' 8" (2.27m x 5.37m)  
Up and over door.





Ground Floor



1st Floor

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

**EXTERNAL**

The front garden has off road parking and driveway to the garage. Flagged path to the front door and gravelled area, lawn and an external light. There is access via the side of the property to the rear garden.

The rear garden has a patio seating area close to the house with a lower lawn area and perimeter railing. There are mature conifers and trees.

PLEASE NOTE: The shed is not included in the let.

**GENERAL INFORMATION**

Mains Services: Gas, Water, Electric and Drainage

Council Tax Band: E

EPC Grading: C

**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 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

Westmorland House, The Square,  
Milnthorpe, Cumbria LA7 7QJ  
Telephone. 015395 64600  
Email. [milnthorpeproperty@milnemoser.co.uk](mailto:milnthorpeproperty@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/landlord in these particulars is based on the opinion of the vendor/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.