



THE STABLES, NORTH ROAD, HOLME, CARNFORTH, LA6 1QA
£1,100 per month

MILNE MOSER
SALES + LETTINGS

THE STABLES, NORTH ROAD, HOLME, CARNFORTH, LA6 1QA



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PARKING

INTRODUCTION

Unique three bedroom conversion of a former chapel, close to the village amenities and transport links. All three bedroom area doubles and there is a modern first floor bathroom plus a ground floor bathroom. The kitchen with some integrated appliances leads to the enclosed rear courtyard patio garden and the good sized living space has a cosy woodburner and ample space for both a lounge and dining suite.

ENTRANCE HALL

Entered through a wooden door with leaded opaque glazed inserts. Storage cupboard, two ceiling lights, radiator and stairs to first floor.

LOUNGE/DINER

12' 2" x 23' 2" (3.72m x 7.07m) average

Good sized room with wood burning stove, two double glazed windows to the front, three wall lights, four ceiling lights, double glazed window to the rear and radiator. The wood burner can be used to heat the hot water and central heating, bypassing the electric boiler and immersion if required.

KITCHEN

9' 3" x 10' 0" (2.83m x 3.05m) max

Fitted with a range of grey shaker style soft close base, wall and drawer units with marble style worktop over and a stainless steel sink and drainer with mixer tap. Integrated oven, hob with cooker hood over and a dishwasher. Space for a fridge/freezer. Tiled splashbacks to compliment, vertical radiator, two velux windows and further wooden double glazed window and door to side.

SHOWER ROOM

Fitted with a modern suite comprising of double shower with rain and separate spray attachment, wall mounted sink with mixer tap and low level dual flush WC. Tiling to the shower cubicle, two ceiling lights, plumbing for washing machine and wooden double glazed window to side with privacy glass. Chrome heated towel rail and an extractor.

FIRST FLOOR LANDING

Two ceiling lights and radiator. Low level feature double glazed window.

BEDROOM

12' 1" x 10' 9" (3.69m x 3.27m)

Double room with arched privacy glass window to rear, two ceiling lights and radiator. A rooflight is to be fitted facing the rear aspect.

BEDROOM

12' 5" x 13' 4" (3.78m x 4.06m)

Double room with low level arched windows to front, central ceiling light, two Velux windows and radiator. Double fitted wardrobe with rail and further single cupboard housing the electric central heating boiler.

BATHROOM

5' 9" x 6' 3" (1.74m x 1.89m)

Fitted with a three piece suite comprising bath with central taps, a vanity hand basin and WC. Chrome heated towel rail, a ceiling light, extractor and mirror. Low level double glazed window with privacy glass and contemporary metro style tiling to part of the walls.

SECOND FLOOR LANDING

Central ceiling light, Velux window and storage cupboard.

BEDROOM

14' 10" x 14' 3" (4.52m x 4.36m) max

Double room with some limited head height, Velux window, radiator, moveable spot lights to ceiling and exposed beams which have been underlit. Concealed behind the pallet wall is the hot water cylinder.

OUTSIDE

To the rear of the property is a easy to maintain garden area with raised bed and paved seating area. Fully enclosed.

DIRECTIONS

Leaving Milnthorpe on Main Street heading towards Ackenthwaite. Turn right at the roundabout with Dallam School and continue through Whassett and into Holme Village. Just after The Smithy Pub turn left onto North Road. The property is located just a short distance to the right hand side opposite Trinity Drive and prior to the primary school.
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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.

GENERAL INFORMATION

Mains Services: Water, Electric and Drainage. The heating and hot water can be run via the woodburning stove in the lounge diner or via the electric boiler and immersion tank.

Council Tax Band: D

EPC Grading: D

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

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



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.