



VALDIN, GATEBECK ROAD, ENDMOOR, KENDAL, CUMBRIA, LA8 0HL
£1,300 per month

MILNE MOSER
SALES + LETTINGS

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OVERVIEW

With open fields at the front and a pretty garden at the rear, this detached home has neutral decor throughout and is gas centrally heated and double glazed. The deceptive accommodation is over two floors with a generous lounge diner, a modern kitchen, two double bedrooms, a study and a bathroom on the ground floor. On the first floor are two further double bedrooms within the roof space. Ample off road parking is provided at both the front and side and there is a garage plus a pleasant rear garden. Located to the fringes of Endmoor with good access to the village amenities and the M6 motorway.

ACCOMMODATION

From the block paved drive, a UPVC door with double glazed inserts leads into the hallway.

HALL

Two ceiling lights, a radiator and two built in coat cupboards.

LOUNGE DINER

13' 11" / 9' 4" x 24' 3" / 11' 9" (4.24m / 2.84m x 7.39m / 3.58m)

A good sized room with a UPVC double glazed window overlooking fields at the front plus UPVC double glazed French doors to the rear garden. A further high level UPVC double glazed. Stone fire surround in the lounge space with sandstone plinth, B4RN router and TV/Satellite point. Two radiators, two wall lights and two ceiling lights.

KITCHEN

8' 11" x 11' 11" (2.72m x 3.63m)

Fitted with modern pale grey shaker style base and wall units with wood grain effect worktop and a stainless steel sink with drainer. There are tiled splashbacks, an electric cooker, plumbing for a washing machine and space for a fridge freezer. Wall mounted Vaillant boiler, an extractor, ceiling light,

radiator and serving hatch to the dining area. UPVC double glazed window overlooking the rear garden and a UPVC double glazed external door.

BEDROOM

12' 5" x 11' 10" (3.78m x 3.61m)

A good sized bedroom with a UPVC double glazed window to the rear elevation. Radiator and a ceiling light.

BEDROOM

8' 10" x 11' 10" (2.70m x 3.60m) excluding wardrobe

Having a pleasant view over fields at the front, the second double bedroom has a built in double wardrobe with overhead storage, a radiator and ceiling light. UPVC double glazed window.

STUDY

7' 11" x 8' 9" (2.40m x 2.66m) excluding wardrobe

UPVC double glazed window facing the field opposite. Stairs lead to the first floor and there is a ceiling light and radiator. Built in double wardrobe with overhead storage.

BATHROOM

5' 9" x 8' 4" (1.76m x 2.53m)

Frosted UPVC double glazed window to the rear elevation. Fitted with a modern suite comprising bath with shower above, aqua board panelling and screen, a pedestal wash hand basin and a WC. Vanity light with shaver point, a mirror, modern heated towel rail and a built in double wardrobe with overhead storage.

FIRST FLOOR LANDING

A versatile space with access to eaves cupboards and a ceiling light. The first floor rooms are within the roof space and have some limited head height.

BEDROOM

15' 6" x 11' 4" (4.72m x 3.46m)

UPVC double glazed window to the side aspect. Eaves storage, a ceiling light and a radiator.

BEDROOM

14' 0" x 11' 11" (4.27m x 3.62m)

A UPVC double glazed window faces the side aspect and there is a radiator, ceiling light, access to the eaves and built in bookshelves. The carpet in this room is to be replaced.

EXTERNAL

At the front of the property is a generous block paved parking area with space for a number of cars, a driveway at the side leads to the garage. The rear garden is enclosed - ideal for children and has a level lawn, mature shrubs and evergreens, an external light and tap. A further area at the rear provides space for compost bins and wood store.

GARAGE

11' 5" x 23' 0" (3.48m x 7.01m)

Up and over door, pedestrian door and a UPVC double glazed window. Power and light are connected.





Ground Floor



1st Floor

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

DIRECTIONS

Leaving Kendal on A65, Burton Road, proceed out of town passing Asda and Westmorland General Hospital. Continue through Barrows Green and on reaching Summerlands, turn left onto Gatebeck Lane. Pass Low Park on the left and continue down towards Gatebeck with fields on the right. Prior to the bridge, turn right onto Gatebeck Road with the property located a short distance to the left hand side.

what3words:///gone.harder.widen

Services: Mains Water, Gas and Electric. Drainage via Private Septic Tank.

B4RN Superfast Broadband connected.

Council Tax Band: E

EPC Grading: C

LOCAL AREA

St Marks Church of England Primary School is rated as Good by Ofsted and only a short walk from the property.

Catchment area for Secondary Schools in Kendal, Milnthorpe and Kirkby Lonsdale.

GENERAL INFORMATION

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Council Tax Band: E

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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

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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 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.