



GRISDALES

PROPERTY SERVICES



59 New South Watt Street, Workington, CA14 2RZ

£695 Per Calendar Month

ALL BRAND NEW AND RARING TO GO.....

This is a super three bedroomed mid terraced house conveniently located to the town centre, train station, eateries, bars etc Having been well maintained by the owner it offers great space including an open lounge/dining room, practical and well fitted stylish modern kitchen with bathroom, and upstairs three bedrooms, and a shower room. Immaculately presented inside and out, it'll soon make you a super home which you'll love!

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

THINGS YOU NEED TO KNOW

Gas central heating and double glazing.

ENTRANCE

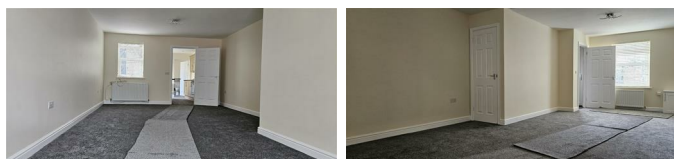
The property is accessed via a uPVC door with frosted glazing panels, into:

INNER HALLWAY

With wood effect vinyl floor coverings, stairs to the first floor and door leading into:

LOUNGE

27'10" x 13'4" (8.49 x 4.07)



Open plan lounge/dining room with windows to the front and rear and useful understairs storage cupboard, television point.

KITCHEN

13'1" x 6'11" (3.99 x 2.13)



Fitted with a range of base and wall units in beech effect with laminate worktop over and cream ceramic tiled splash-back. Includes electric integrated oven, 4-ring gas hob over and stainless steel extractor fan, 1.5 bowl stainless steel sink, plumbing for washing machine and space for additional appliance. Wall mounted gas boiler, door to the rear and window to the side.

BATHROOM

6'11" x 5'8" (2.13 x 1.74)



Fitted with a white suite comprising bath, wash basin and WC. Part tiled, window to the side, extractor fan and wood effect vinyl floor covering as in the kitchen.

FIRST FLOOR LANDING

BEDROOM ONE

13'5" x 10'2" (4.11 x 3.10)



Double bedroom to the front with television point, walk-in cupboard and hanging rail.

BEDROOM TWO

13'11" x 10'2" maximum (4.25 x 3.11 maximum)



Double room to the rear.

BEDROOM THREE

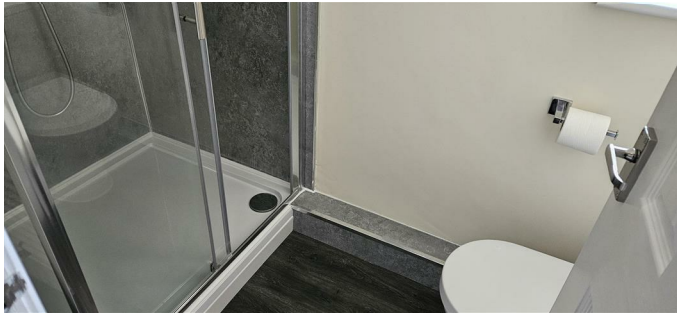
9'3" x 6'11" (2.84 x 2.13)



Single room to the rear with television point.

SHOWER ROOM

7'1" x 3'10" (2.16 x 1.18)



Fitted with shower in cubicle with wall mounted chrome shower and attachments and waterproof panelling, white ladder style radiator, low level WC and wash basin.

YARD

Small yard to the rear.

DIRECTIONS

From the centre of Workington proceed along Oxford street towards the Railway station, approximately half way down turn left into New South Watt Street and the property is towards the end on the left.

COUNCIL TAX

Cumberland Council (0300 373 3730) advise that this property is in Tax Band B.

DAMAGE DEPOSIT

A deposit will be paid by the tenant, prior to the commencement of the tenancy, equivalent to five weeks rent and it will be returned at the end of the tenancy providing there is no damage, the Inventory is correct and there are no rent arrears. The deposit will be held by the Deposit Protection Service (a custodial service scheme in accordance with the Tenancy Deposit Legislation) and returned to you as per the Tenancy Agreement.

THE TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available for viewing. This is particularly important if you are contemplating travelling some distance.

APPLICATIONS

Applications for the tenancy are to be made to Grisdales. The application form is on our website – please go to

www.grisdales.co.uk, Tenants, Tenancy Application form. Please complete this form electronically and once we have received it we will discuss your application with the landlord and then arrange a viewing of the property. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further online application form for Goodlord, our reference provider. References will then be carried out which can take up to 7 days.

HOLDING DEPOSIT

Grisdales takes a Holding Deposit from a tenant to reserve a property. This is one weeks rent and for this property will be £160.00.

This Holding Deposit will be held for up to 15 days (what is known as Deadline for Agreement). From taking the Holding Deposit the tenancy agreement must be entered into (signed by both parties and dated) before the Deadline for Agreement. However, Grisdales can agree with the tenant in writing that a different date (for example an extension) is to be the Deadline for Agreement. Please make your own enquiries as to when the Holding Deposit can be repaid to you and when it can be retained by Grisdales.

Should the tenancy commence, unless the tenant advises otherwise in writing, it is agreed that the amount of the Holding Deposit will be deducted from the first payment of rent.

PROOF OF IDENTITY

When you apply for a property to rent through Grisdales, you will be required to PERSONALLY provide identification in its ORIGINAL format.

This can be in the form of:

- Valid passport
- Valid photo card driving licence
- National Insurance Certificate
- Firearms Certificate
- Birth Certificate

WHO WILL LOOK AFTER THE PROPERTY?

The property will be managed by your landlord.

INSURANCE

You are required to have sufficient means to cover your liability for the Landlord's fixtures and fittings as set out in the Tenancy Agreement. Sufficient means includes a sum of money available to put right any damage, or alternatively you could purchase a suitable insurance policy to cover this liability.

The Landlord's insurance policy does not cover your possessions within the property. You are advised to consider the need for Tenants Insurance, which usually includes cover for your own possessions and accidental damage to the

Landlord's items. Please see Grisdales for full details on this.

The Landlord will not be responsible for any damage caused to your belongings unless it is caused by an act or omission by the Landlord or Agent, which invalidates any insurance you do have.

RENTAL PROTECTION PLAN

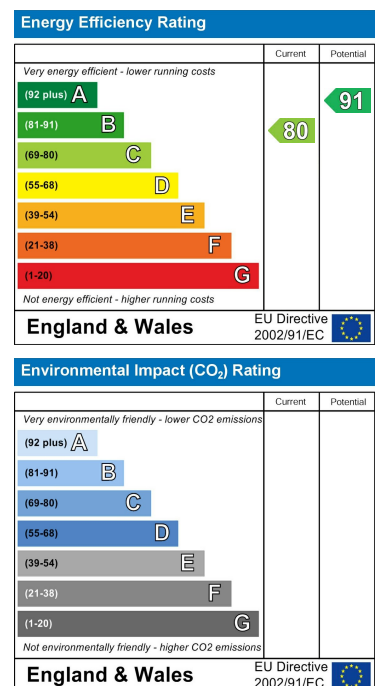
Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? – Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love, should the unexpected happen during the length of the plan – Ask for a FREE appointment to discuss this plan with Kirsty, our Protection Specialist.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.