



# GRISDALES

PROPERTY SERVICES



## **3 Meadowlands, Broughton Moor, Maryport, CA15 7EB**

**£895 Per Calendar Month**

What a completely perfect home this is! Immaculately presented throughout so what we want is a tenant who will love and respect it and appreciate all that it has to offer – a light and airy spacious reception room, smashing dining kitchen (both rooms having French doors to the rear garden), and upstairs four spacious bedrooms (one with an en-suite) and a 4 piece family bathroom. Outside you'll find easy to maintain gardens, off road parking and A SINGLE GARAGE and an open aspect to the front over fields. Don't delay – this won't be available for long!

Helping you find your perfect new home...

[www.grisdales.co.uk](http://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  
Double glazing  
White panelled doors with chrome ironmongery throughout.  
The property is decorated in magnolia with beige carpet throughout

## ENTRANCE

The property is accessed via a composite door with chrome ironmongery which leads into:

## INNER HALL

A lovely spacious inner hall with stairs to first floor; telephone point; door leading into:

## CLOAKROOM

With wash basin and low level WC.

## LOUNGE/DINING ROOM



A lovely light and airy room split into two natural areas:

## LOUNGE AREA

16'4" x 10'4" (5.00 x 3.15)



Large uPVC window overlooking fields at the front; wall mounted electric fire in modern cream surround with beech effect shelf over; television and telephone points; opening into

## DINING AREA

10'9" x 9'5" (3.30 x 2.89)



French doors to rear;

## FAMILY BATHROOM



White bath with plastic side panelling; white pedestal wash basin with mixer tap; low level wc; shower within cubicle with wall mounted chrome shower and attachments and folding door; fitted around sanitary fittings with beige ceramic tiles; extractor fan; chrome fittings; frosted window with rear aspect.

## KITCHEN

15'10" x 10'9" (4.83 x 3.29)



A lovely spacious family room with dining area, patio doors to the rear and additional window to the side.



The kitchen is fitted with a range of base and wall units in oak effect laminate with laminate work surface over with matching upstand. Includes plumbing for washing machine and space for fridge/freezer and additional appliance; 1 1/2 bowl stainless steel sink with mixer tap; Electrolux built in double oven and Indesit 4-ring gas hob over; black splash-back and concealed extractor fan; cupboard housing Gloworm boiler.

## FIRST FLOOR LANDING



With cupboard with cylinder tank. Access to loft.

## BEDROOM ONE

13'11" x 13'1" (4.26 x 3.99)



Master bedroom. A lovely spacious double room with front aspect; television and telephone point. Door leading into:

## EN SUITE SHOWER ROOM

6'3" x 3'10" + shower within recess (1.93 x 1.18 + shower within recess)



White pedestal wash basin with mixer tap; low level wc; shower within cubicle with wall mounted chrome shower and attachments and folding door; frosted window to front aspect; shaver socket; extractor fan.

## BEDROOM TWO

13'5" x 8'11" (4.10 x 2.73)



Spacious double room with rear aspect.

## BEDROOM THREE

11'5" x 7'11" (max) (3.49 x 2.43 (max))



Spacious single with rear aspect.

## BEDROOM FOUR

12'7" x 8'0" (3.85 x 2.46)



Double room with view to front.

## EXTERNALLY



There is a tarmac driveway leading to a SINGLE GARAGE. Small lawn with shrubs.

Patio doors from both the dining room and kitchen lead out into the garden where there is a patio and lawn with round patio area to the centre. Well defined boundaries with dark stained fence.

## DIRECTIONS



From Cockermouth take the A66 towards Workington and at the Brigham/Broughton turning turn right to Great Broughton, go over the bridge, up the hill and right through the village, bearing right into Moor Row. Continue up the hill, passing the school towards Broughton Moor and upon entering Broughton Moor proceed down the hill, passing the crossroads and Meadowlands can be found on the left hand side. No. 3 is on the left.

## COUNCIL TAX

We have been advised by Allerdale Borough Council (0303 123 1702) that this property is placed in Tax Band D.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

## THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

## THE CONSUMER PROTECTION REGULATIONS 2008/VIEWI

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. This is particularly important if you are contemplating travelling some distance to view the property.

\*Please note these details have yet to be approved by the landlord.

## 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 £206

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, Grisdals 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 Grisdals.

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

## 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.

## WHO WILL LOOK AFTER THE PROPERTY?

For peace of mind, the property will be managed by Grisdals.

## 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.

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.

It is recommended that you hold adequate insurance to protect against accidental damage caused by the Tenant to the Landlord's Fixtures and Fittings at the premises as described in the Inventory. You should also consider insuring your own possessions. Please speak to Grisdals for further information.

## 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 Lewis Morgan, our Protection Specialist.

## APPLICATIONS

Applications for the tenancy are to be made to Grisdals. The application form is on our website – please go to [www.grisdals.co.uk](http://www.grisdals.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. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further on-line application form for Homelet, our reference provider. References will then be carried out which can take up to 7 days.

## PROOF OF IDENTITY

When you apply for a property to rent through Grisdals, 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

## WHAT HAPPENS NEXT?

Please see our website for further information.

## MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

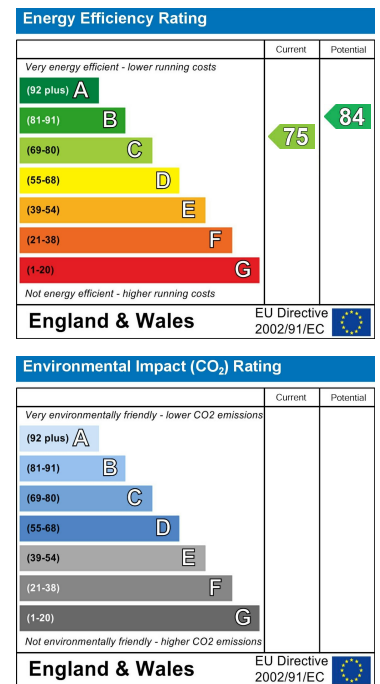
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.