



GRISDALES

PROPERTY SERVICES



38 Nepgill, Workington, CA14 1YG

£695

Immaculately presented throughout and furnished to a high standard with underfloor heating.

Located on Nepgill Park, in the village of Bridgefoot, this two bedroomed cottage offers a light and spacious open plan layout in a quiet and peaceful setting. The village of Bridgefoot offers a local pub, post office, village hall and church all just a short walk away. Good transport links to West Cumbria and handy access for the A66 to Workington, Cockermouth and Keswick.

Private off street parking available with the use of private communal grounds with pond and wildlife area.
An absolute must for someone wanting something just a bit different.

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

Electric heating
Double glazing
Due to site restrictions pets and children are not permitted.
There is a laundry onsite for use by the residents.

ENTRANCE

9'4" x 8'11" (2.87 x 2.72)

A welcoming entrance with composite door leads into

DINING/LIVING ROOM

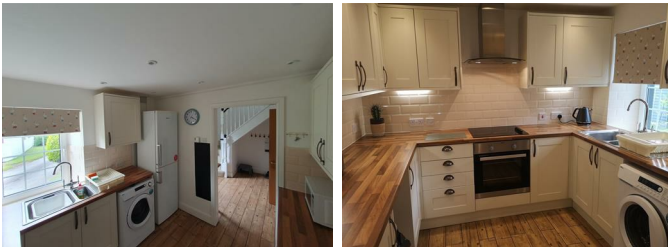
27'8" x 20'1" max (8.45 x 6.14 max)



A light and airy dining room with underfloor heating.
The living room is tastefully furnished and features an electric fire in wooden surround. TV and phone sockets, electric storage heaters.

KITCHEN

9'4" x 8'11" (2.87 x 2.72)



Smartly fitted with a range of cream fronted units with chrome handles, wood effect worksurface over and complimentary tiling, with tiled floor and spot lighting. The kitchen incorporates an integral electric oven and hob with extractor fan over, fridge, freezer and washing machine.

STAIRS AND LANDING

11'0" x 18'8" (3.36 x 5.71)



With a built in desk and useful cupboard area.

SHOWEROOM

6'11" x 6'10" (2.11 x 2.10)



With underfloor heating and large walk in shower.

BEDROOM 1

9'8" x 9'1" (2.96 x 2.78)



Double room

BEDROOM 2

9'8" x 9'1" (2.96 x 2.78)



Double room

EXTERNALLY

There is a shared patio area to the front of the property along with one allocated parking space. Additional parking is available.

DIRECTIONS

The property is best approached from Cockermouth along the A66 towards Workington. Take the left turn signposted Brigham and follow the road through Broughton Cross and towards Bridgefoot. Nepgill Park is on the left hand side and Millbanks Court signposted from the entrance.

COUNCIL TAX

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

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/VIEWINGS

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.

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.

HOLDING DEPOSIT

Grisdales takes a Holding Deposit for from a tenant to reserve a property. This is one week's rent and for this property will be £160

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.

THE TENANCY

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

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.

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 Landlords Fixtures and Fittings at the premises as described in the Inventory. You should also consider insuring your own possessions. Please speak to Gridsdales 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 an FREE appointment to discuss this plan with Lewis Morgan, our Protection Specialist.

APPLICATIONS

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

WHAT HAPPENS NEXT?

Please see our website for further information.

PROOF OF IDENTITY

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

This can be in the form of:

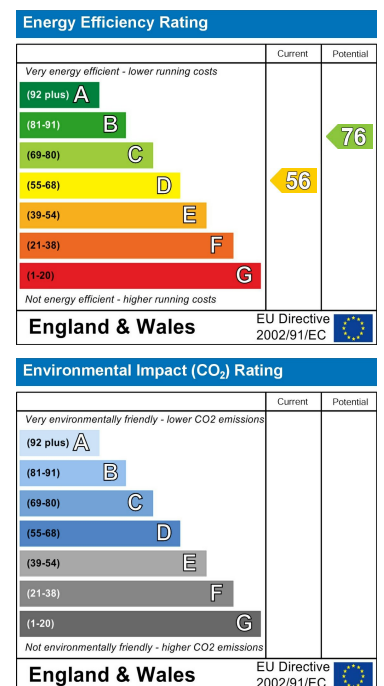
- Valid passport
- Valid photo card driving licence
- National Insurance Certificate
- Firearms Certificate
- Birth Certificate

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.