



GRISDALES

PROPERTY SERVICES



25 Gale Terrace, Workington, CA14 1PT

£550

Have we got a cutie for you?

Built in 1880 is this lovely one double bedroomed mid terrace cottage, located in Low Seaton, the oldest part of the village. Handy for local amenities, schools, walks down by the River Derwent as well as being handy for Workington Town Centre. Step over the threshold and you have a cosy lounge, fitted kitchen with integral cooking appliances along with good sized bathroom and double bedroom.

Helping you find your perfect new home...

www.grisdales.co.uk

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LOUNGE

12'10" x 8'7" (3.91 x 2.62)

Access to the property is via a white UPVC double glazed door into lounge which features a brick fireplace with an open alcove, radiator, UPVC double glazed window overlooking the front aspect of the property, television point, telephone point and door leading to kitchen.

KITCHEN

8'10" x 5'5" (2.69 x 1.65)

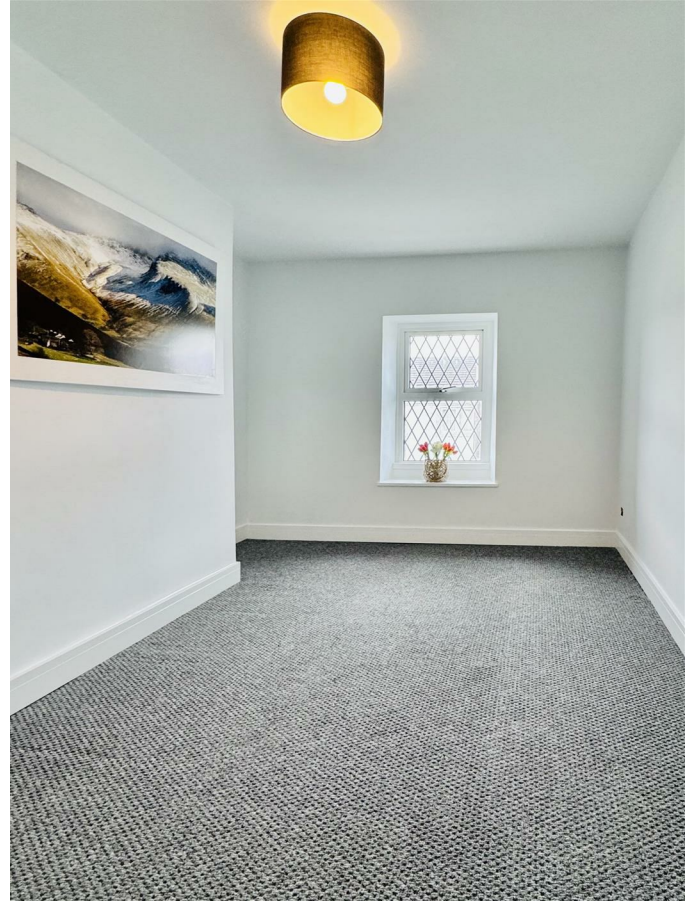
The kitchen is newly fitted with a range of base and wall mounted kitchen units with a black/grey flecked worktop surface inset with a stainless steel single sink & bowl drainer unit with mixer tap over, integrated electric oven with a four ring electric ceramic hob and extractor fan over, tiled splashbacks, UPVC double glazed window overlooking the rear aspect, radiator, door to a large under stairs storage cupboard/pantry fitted with light, power and shelving, door to stairs leading to first floor landing and an external UPVC double glazed door giving access to the rear of the property. The kitchen has recently been partially replastered and also includes some exposed stone work to add to the cottage feel.

STAIRS

A wall mounted hand rail runs up the stairs to first floor landing, single glazed window overlooking the rear aspect of the property, wall mounted gas central heating boiler, doors leading to bedroom and bathroom.

BEDROOM

12'9" x 6'7" (3.89 x 2.01)



The bedroom has UPVC double glazed window overlooking the front aspect of the property with a window seat and radiator. The bedroom has recently been completely replastered.

BATHROOM

2.69 (max) x 1.60



The bathroom is newly fitted with a three piece suite comprising of wood panelled bath, pedestal wash hand basin and a low level WC, painted wood panelling walls, UPVC double glazed window inset with frosted glaze pane, wood panelled ceiling with beam and radiator. Note: There is a height restriction as the ceiling forms part of the roof.

EXTERNALLY



To the rear is a paved flagged patio area along with two storage bunkers (formerly coal bunkers). We have been informed by the vendor that there is right of access over neighbouring property to take out household bins etc. To the front of the property is an additional flagged patio garden and brick built perimeter wall with wrought iron garden gate.

DIRECTIONS

On entering Seaton turn left at the petrol station (onto Church Road). Continue on Church Road then turn right onto Causeway Road, Travel down Causeway Road and turn right at the Pack Horse Inn into Low Seaton. The property is located on the left hand side and can be identified by a Grisdales Board.

COUNCIL TAX

We have been advised by Allerdale Borough Council that this property is placed in Tax Band A.

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

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 £126

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.

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 Grisdales.

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 Grisdales for further information.

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. 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 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

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.

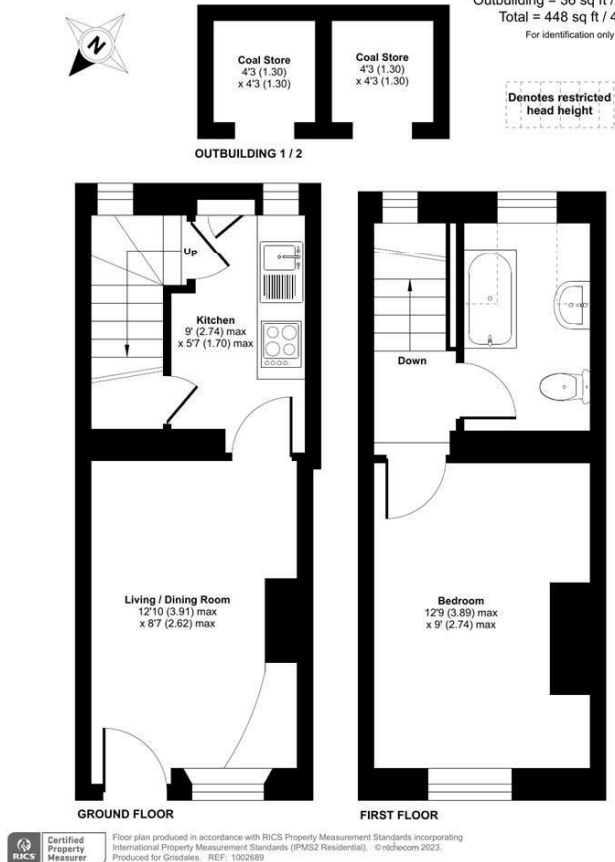
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

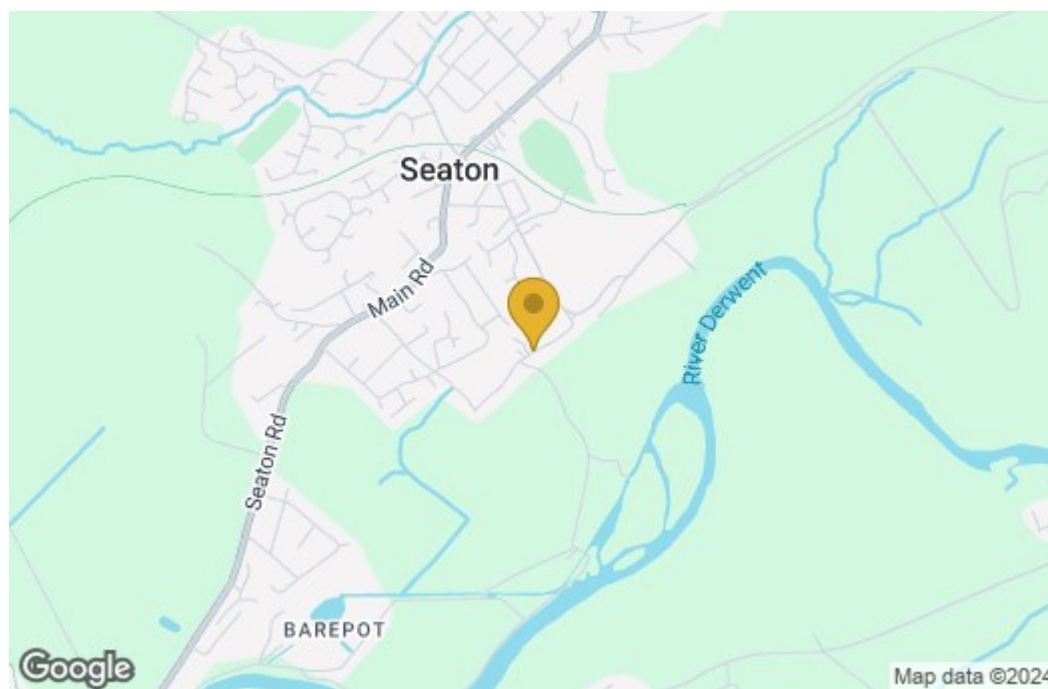
Floor Plan

Low Seaton, Workington, CA14

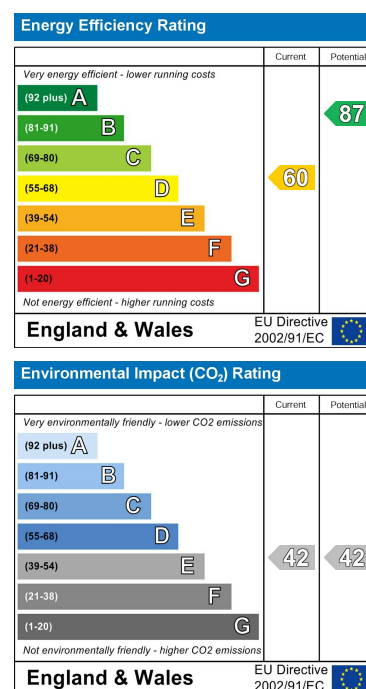
Approximate Area = 402 sq ft / 37.3 sq m
 Limited Use Area(s) = 10 sq ft / 0.9 sq m
 Outbuilding = 36 sq ft / 3.3 sq m
 Total = 448 sq ft / 41.5 sq m
 For identification only - Not to scale



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.