



## 58 St. Mungos Close, Dearham, Maryport, CA15 7EZ

**£900 Per Calendar Month**

A FIRST CLASS PROPERTY TO RENT!

An absolutely smashing three bedroomed semi-detached house built to a high specification within walking distance of an OFSTED rated "outstanding" school so ideal for a family or a professional couple.

Easy to maintain suntrap gardens and off road parking for two cars you will love all that this has to offer - good quality and well maintained accommodation including a cosy lounge, breakfast kitchen with French doors to the rear and three good sized bedrooms, one with an en-suite. All with the usual gas central heating and double glazing.

## ENTRANCE

With stairs to the first floor and useful understairs cupboard.

## LOUNGE

15'10" x 10'6" (4.83 x 3.21)



With view over the front garden. Television point.

## CLOAKROOM

6'2" x 3'3" (1.89 x 1.01)



Wash basin and w.c, part tiled walls.

## DINING KITCHEN

16'7" x 9'1" (5.06 x 2.77)



A spacious, light and airy room with space for dining and French doors to the rear. The kitchen is fitted with a good

range of base and wall units in cream with oak effect laminate work surface over with up-stand and includes 1 ½ bowl stainless steel sink with mixer tap, AEG Competence electric oven, 4 ring gas hob with stainless steel splash-back behind and extractor fan over and integrated fridge/freezer; plumbing/space for 2 undercounter appliances.

## BEDROOM 1

12'4" x 10'8" (3.77 x 3.27)



Double room to the front with TV point and door leading into:

## EN-SUITE

7'8" x 3'10" (2.35 x 1.18)



Fitted with double shower base and duck egg blue ceramic tiles with chrome power shower. Low level WC with wash basin.

### BEDROOM 2

9'2" x 8'11" (2.81 x 2.74)



Double room with TV point.

### BEDROOM 3

9'2" x 7'2" (2.81 x 2.20)



Single room to the rear with TV point.

### BATHROOM

8'4" x 5'6" (2.56 x 1.68)



Bath with tap connected shower, wash basin and WC. Part tiled walls.

### EXTERNAL



To the front is a driveway for 2 cars with borders and a path leading to the front door.

To the rear there is a patio area with timber steps leading to a lawn laid with astro-turf and with well established shrub and flower borders.

### DIRECTIONS

From the centre of Dearham turn into Browside. Continue along here and turn in to St Mungo's Close. Follow the road down the hill and turn right and the property can be found on the right.

### COUNCIL TAX

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

### 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/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.

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

## 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 from a tenant to reserve a property. This is one weeks rent and for this property will be £207. 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 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 an 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 BUREAU**

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau – Doing what's right for you.

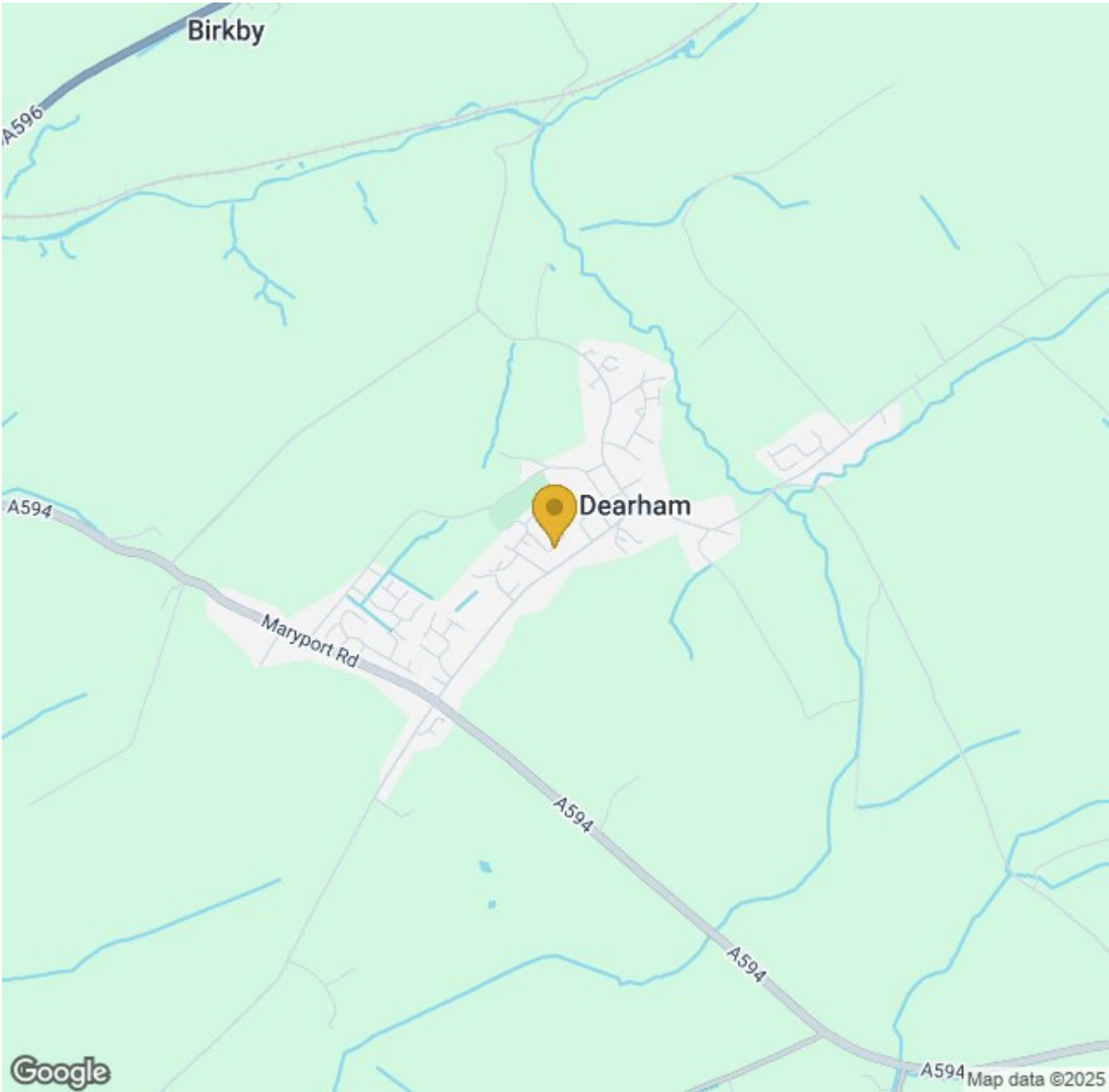
Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

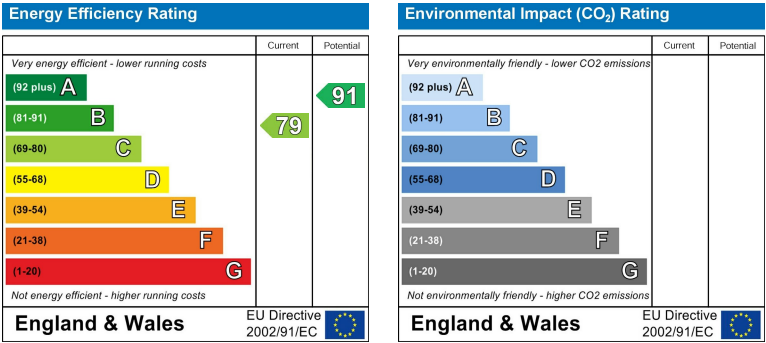
## **COVID-19 VIEWING GUIDELINES**

Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.