



## **Netherhall Lodge Netherhall Road, Maryport, CA15 6NT**

**£710 Per Calendar Month**

NETHERHALL LODGE is just the most charming of properties and having been beautifully refurbished fairly recently it offers perfect accommodation, ideally suited to a single person or couple who will appreciate the style of property and its location on the edge of the private estate.

Sandstone in construction, the accommodation internally is delightful, all on one level, and comprising cosy sitting room with multi fuel stove, two bedrooms, bathroom and a smashing kitchen with utility room off. There's double glazing and underfloor heating. Outside there's a large informal garden, parking and use of the Estate grounds.

## ENTRANCE

Door leading into:

## SITTING ROOM

14'4" x 14'8" (max) (4.38 x 4.46 (max))

A lovely cosy room with multi-fuel stove with mantel over and sitting on a slate hearth. 2 x windows and doors leading to all rooms.

## KITCHEN

9'5" x 8'6" (2.87 x 2.58)

Well fitted with a good range of base and wall units in pale grey with oak work surface over and including electric oven with gas hob, stainless steel sink, integrated  $\frac{3}{4}$  dishwasher, spotlighting door to rear.

Opening to:

## UTILITY ROOM

Wall mounted gas boiler and space for appliances.

## BEDROOM 1

10'6" 8'3" (3.19 2.52)

Double room with feature fireplace and television point.

## BEDROOM 2

8'5" x 14'4" (max) (2.57 x 4.37 (max))

Double room.

## BATHROOM

4'1" x 8'7" (max) (1.24 x 2.61 (max))

Bath with tap connected shower, chrome ladder style radiator, wash hand basin and low level WC.

## EXTERNAL

There is parking for a couple of cars to the side of the property.

There is an external w.c. And two useful sheds.

Beyond the parking area is a large informal garden area which is generally laid to lawn and it will be the tenant's responsibility to maintain this. There is no defined boundary to the right hand side between the garden and the Estate grounds but it can be assumed that the line of the garden runs down to the fence at the end in a straight line from the sheds.

The landlord gives informal consent for the occupier of the Lodge to use the Estate grounds only but access must not be made into any of the outbuildings, stables, stores etc on the grounds of safety. Please also be aware that a river runs through the grounds so children should not be left unsupervised.

The gates at the entrance to the Estate (by the Lodge) are to be left closed at all times and access to the public is not

permitted. However, please be aware that access is permitted to people using the caravan site this is a small site and it will not cause any inconvenience or disturbance to the Lodge.

At the rear of the property is an external w.c. And it is a condition of the tenancy that the tenant of the Lodge gives access to the people using the caravan site to use this w.c. on an occasional basis. It is not believed that this is a particularly regular occurrence.

## FACILITIES

Under floor heating and double glazing. Drainage is to a septic tank.

## DIRECTIONS

From the centre of Maryport proceed towards Netherhall school and the property can be found on the right hand side and is accessed via closed gates.

## THE RENT

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

## 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 £163

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?

The property will be managed by your landlord but you will pay rent to 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. 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 Lewis Morgan, our Protection Specialist.

## IMPORTANT INFORMATION

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.

The property is Grade 2 listed.

## 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](http://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.

## 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 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.

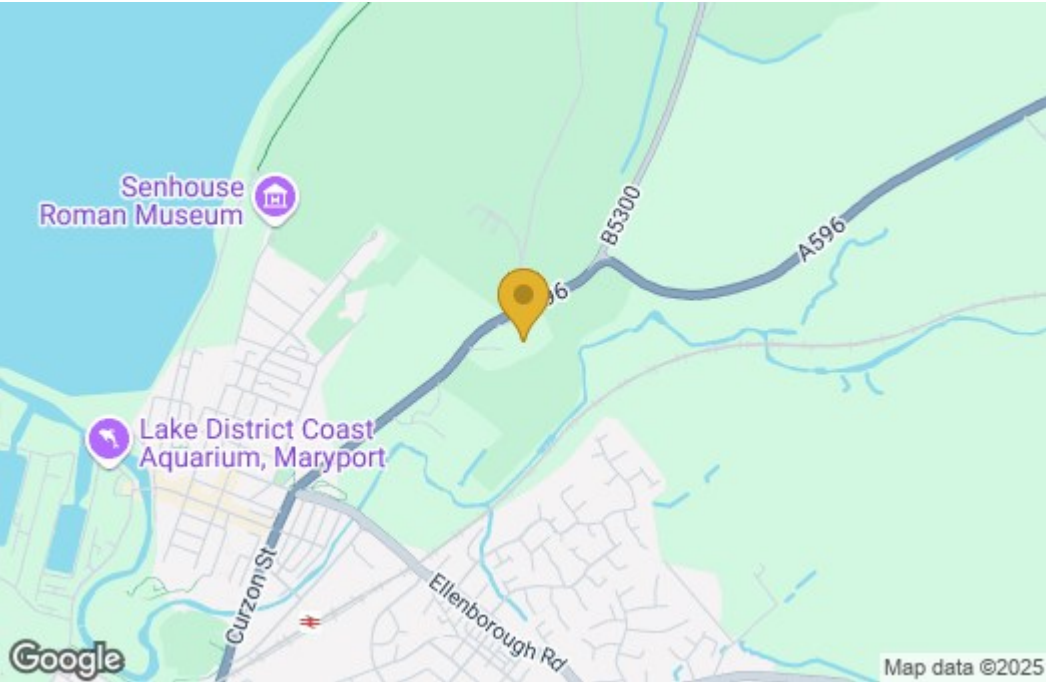
Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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

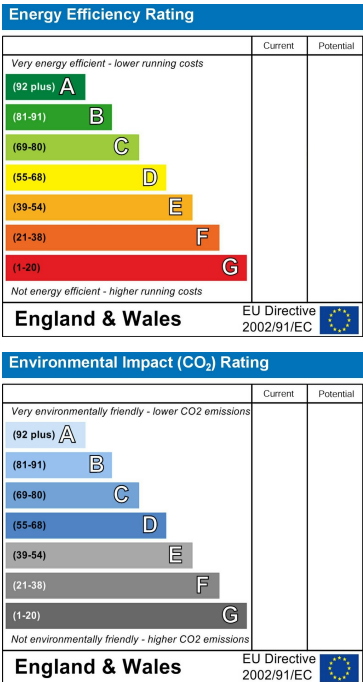


Floor Plan

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