



## 4 Briery Acres, Workington, CA14 1XQ

**£950 Per Calendar Month**

PLEASE APPLY VIA OUR WEBSITE

Available December 2023....

A Rare chance to rent a spacious 3 bedroom detached bungalow in a quiet cul de sac in Stainburn.

There are other bonuses too - electric garage door and Solar panels- a saving on your electricity.

The property comprises a large dining kitchen which over looks the rear garden, spacious lounge , handy utility room, downstairs cloakroom , two double bedrooms and a single bedroom and a family bathroom.

Externally there is a garage with electric doors, a driveway for 4 cars and gardens front and rear.

## HALLWAY

With 2 built in storage cupboards and doors to:  
NEW CARPETS ARE BEING FITTED AUGUST 2025

## LOUNGE

11'8" x 16'11" (3.56 x 5.17)



Dual aspect.

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## DINING KITCHEN

18'9" x 11'6" (5.74 x 3.52)

With dining area, breakfast bar, integrated fridge, cooker and integrated dish washer

## UTILITY ROOM

8'7" x 4'11" (2.63 x 1.52)

With stainless steel sink, freezer gifted to the tenant, door to rear garden and door to garage

## CLOAKROOM

With W.C. and wash handbasin

## BEDROOM ONE

12'5" x 9'6" (3.8 x 2.9)

Dual aspect with built in wardrobes and drawers

## BEDROOM TWO

12'7" x 9'6" (3.84 x 2.9)

With double glazed window and radiator

## BEDROOM THREE

12'7" x 9'6" (3.84 x 2.9)

With double glazed window and radiator

## BATHROOM

9'4" x 5'3" (2.85 x 1.62)

With ceramic tiled floor, ceramic tiled walls, W.C., basin set in a vanity unit, Bathe with mixed shower over and chrome ladder style heated towel rail

## EXTERNALLY

lock paved driveway for 4 cars, front gardens laid mainly to lawn. Low maintenance garden to rear.

## FACILITIES

Gas central heating and double glazing

## DIRECTIONS

The property is best approached

## THE RENT

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

## COUNCIL TAX - ALLERDALE

Allerdale Borough Council (01900 702530) advise that this property is in Tax Band D

## 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 £253.

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.

## 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 for viewing. This is particularly important if you are contemplating travelling some distance.

## 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

and then arrange a viewing of the property. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further online application form for Goodlord, 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

### **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. 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.

### **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.

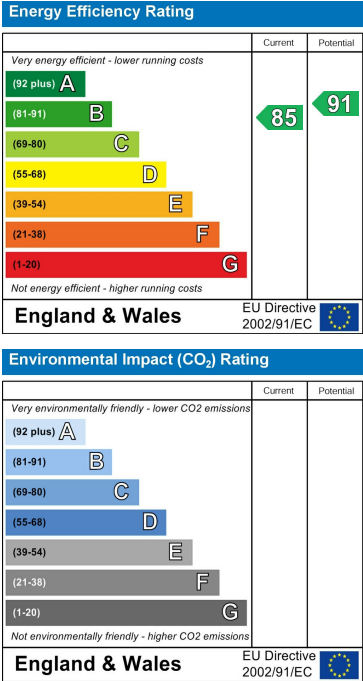


Floor Plan

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.