



GRISDALES

PROPERTY SERVICES



69 John Street, Maryport, CA15 6LJ

£750 Per Calendar Month

A gem of a property in Maryport!!

A fantastic spacious 3 double bedroom, four storey terrace property with two bathrooms, a large kitchen/diner, cosy lounge and lots of storage, especially in the cellar. It's been well looked after over the years and provides super living accommodation perfect for a family who need space. Handy for the town and with an enclosed yard, utility room and cellar this will soon make a great home for you!

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

Gas Central Heating
Double Glazing

ENTRANCE

The property is accessed via a uPVC door which leads directly into the lounge.

LOUNGE

12'7" x 12'5" (3.84 x 3.79)

With electric fire on marble hearth with matching surround and dark stained mantelpiece over. Pine skirting boards, television point and large windows overlooking the front. Coving to ceiling.

Pine glazed door leads into the kitchen/diner.

KITCHEN/DINER

16'4" x 12'5" (4.98 x 3.79)

The kitchen is fitted with a range of units in beech effect with chrome handles and black laminate worktop over. Integrated electric oven with 4-ring hob over and ceramic tiled splashback. Stainless steel sink with mixer tap. With wood effect laminate floor, stairs to first floor with pine bannister rail., pine skirting board. Coving. Ample space for dining table. Understairs area. Pine door with glazing leads into utility room.

UTILITY ROOM

13'3" x 4'5" (4.05 x 1.35)

Fitted with base units with laminate worktop over and ceramic tiled splashback. Includes stainless steel sink, space for 2 x undercounter appliances, space for a fridge/freezer. Wood effect laminate floor, wall mounted boiler, window to the side, centre striplight. Opening into rear lobby.

REAR LOBBY

With glazed uPVC door to the rear. Pine door leading into shower room.

SHOWER ROOM

6'6" x 4'4" (2.00 x 1.34)

Fitted with pedestal wash basin with chrome mixer tap, low-level WC, corner shower unit with sliding doors and wall mounted chrome shower with attachments. Frosted window to the rear. Fully fitted throughout with beige ceramic tiles and wood effect vinyl floor covering.

FIRST FLOOR LANDING

With stairs leading to second floor and pine doors leading into bedrooms 1 and 2.

BEDROOM 1

12'5" x 12'3" (3.80 x 3.74)

Double room to the front with large window overlooking John Street. Coving, natural wood floor, matching skirting boards.

BEDROOM 2

12'4" x 10'7" (3.78 x 3.24)

Window overlooking the rear. Natural wood floor and skirting board, coving. Door leading into large walk-in cupboard; radiator cover.

SECOND FLOOR LANDING

Giving access into Bedroom 3 and bathroom.

BEDROOM 3

14'6" x 11'5" (max) (4.44 x 3.48 (max))

Natural wood floor with matching skirting. Velux rooflight and window giving rooftop view. 2 x double cupboards, each with louvre fronted doors.

BATHROOM

11'5" x 10'7" (approx) (3.50 x 3.25 (approx))

Velux rooflight, low-level WC, bath with wooden side panelling, pedestal wash basin. Fitted around sanitary fittings with white ceramic tiles. Spotlights. Useful storage area to the side.

EXTERNAL

Concrete steps lead down to a brick paved yard and to good storage area under the house. Gate to rear.

UTILITY AREA

11'0" x 4'5" (3.37 x 1.37)

Plumbing for washing machine. Good storage space.

CELLAR

29'3" x 12'9" (max) (8.93 x 3.91 (max))

Storage rooms with stone floors and painted stone walls. Good storage space with workbench. Electricity and water available.

DIRECTIONS

From Workington, travel on the A596 to Maryport. As you enter Maryport Town Centre along Curzon Street turn left onto John Street and the property is located on the left.

COUNCIL TAX

We have been advised by Allerdale Borough Council (0303 123 1702) 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.

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 £196

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 CONSUMER PROTECTION REGULAT

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.

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 Grisdales 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 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.

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

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

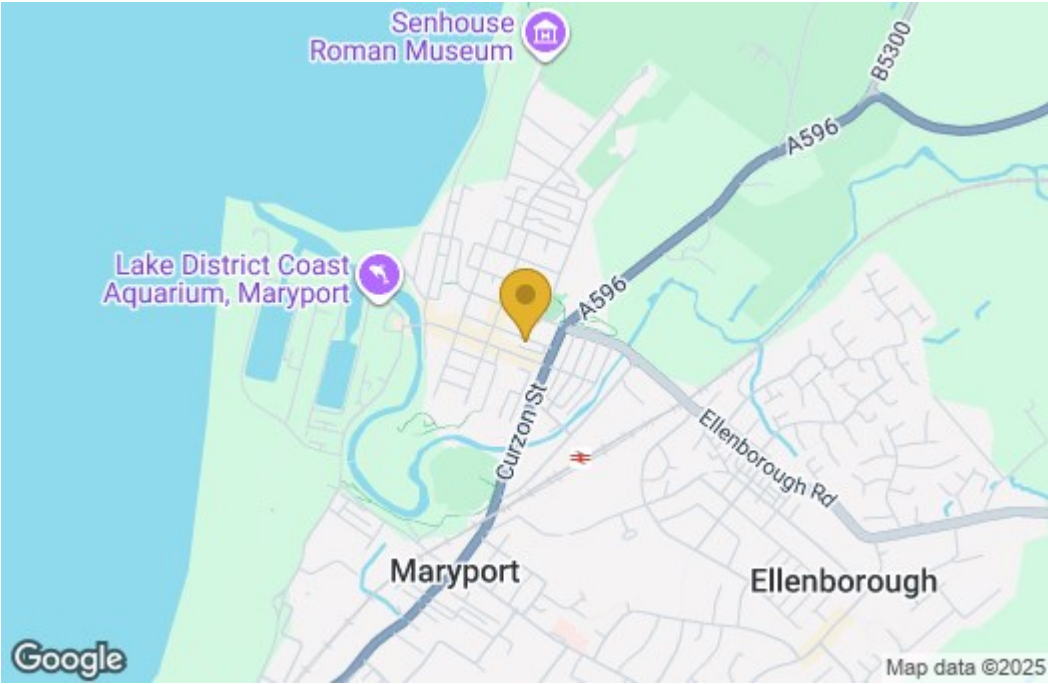
repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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

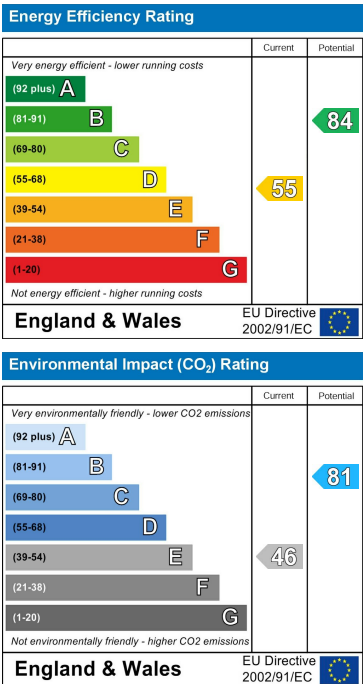
Floor Plan



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.