GRISDALES
PROPERTY SERVICES

Firth House , Maryport, CA15 6PE

£895 Per Calendar Month

SEASIDE AND SUNSETS — the perfect antidote to a long day at work. This beautifully presented, wonderfully spacious home sits right on the edge of Allonby, just a short stroll from the beach, the coastal path, and of course, that all-important famous ice cream. With Maryport only minutes away for everyday essentials, you get the best of seaside living with total convenience. Inside, the space really impresses: a large, bright lounge, a sun-soaked conservatory, and a well-fitted kitchen make day-to-day life effortless. Upstairs, three generous bedrooms offer room for everyone. Flooded with natural light and blessed with gorgeous views — especially those unforgettable sunsets — this home captures the true spirit of coastal living. Add in a large drive, a single garage, and the beach practically on your doorstep, and you've found the perfect place to unwind, recharge, and live your best seaside life.

WHAT YOU NEED TO KNOW

Gas central heating and double glazing.

ENTRANCE PORCH

Accessed via a clear upvc door which leads into an entrance porch with tiled floor and door leading into:

LOUNGE/DINING ROOM

25'11" x 13'0" (7.90 x 3.96)

A lovely spacious room with gas fire on granite hearth, mantlepiece, tv point, double doors leading into the conservatory.

CONSERVATORY

14'0" x 14'0" (4.27 x 4.27)

With tiled floor and glazed door leading to kitchen and double doors to the rear.

KITCHEN

11'0" x 14'0" (3.35 x 4.27)

Fitted with a range of base and wall units in beech with chrome handles and contrasting work surface over, double electric oven, 4 ring gas hob, plumbing for a dishasher and washing machine, and space for fridge/freezer, 1½ bowl stainless steel sink and space for a dining table.

DINING ROOM / STUDY

13'1" x 13'0" max (3.99 x 3.96 max)

With glazed side panelling and understairs cupboard.

CLOAKROOM

With wash hand basin and wc.

STAIRS AND LANDING

Giving access to three bedrooms and bathroom.

BEDROOM ONE

13'1" x 13'9" (3.99 x 4.19)

Double front with cupboard

BEDROOM TWO

10'0" x 13'0" (3.05 x 3.96)

Double front with cupboard

BEDROOM THREE

11'0" x 9'0" (3.35 x 2.74)

Double room to the rear with door to en-suite.

EN SUITE

With shower cubicle, wash hand basin and wc.

FAMILY BATHROOM:
8'0" x 9'0" (2.44 x 2.74)

With bath and tap connected shower, separate shower cubicle, wash hand basin, wc & cupboard.

PARKING AND GARAGE
There is a driveway for 3-4 cars and a single garage.

GARDENS
There is an easy to maintain garden to the rear.

DIRECTIONS

From Maryport proceed into Allonby and the property can be found on the right hand side, just as you enter the village.

COUNCIL TAX - CUMBERLAND
Cumberland Council (01228 606060) advise that this property is in Tax Band D.

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

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.

Alternatively, ask Grisdales about the ZERO DEPOSIT GUARANTEE which is available for this property (subject to conditions). Costs are a set up fee of £49 and a payment equivalent to one weeks rent. After that there is an annual renewal fee of £17.50 paid to Zero Deposit.

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 £206.

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.

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 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 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

WHAT HAPPENS NEXT?

Please see our website for further information.

MORTGAGE ADVICE

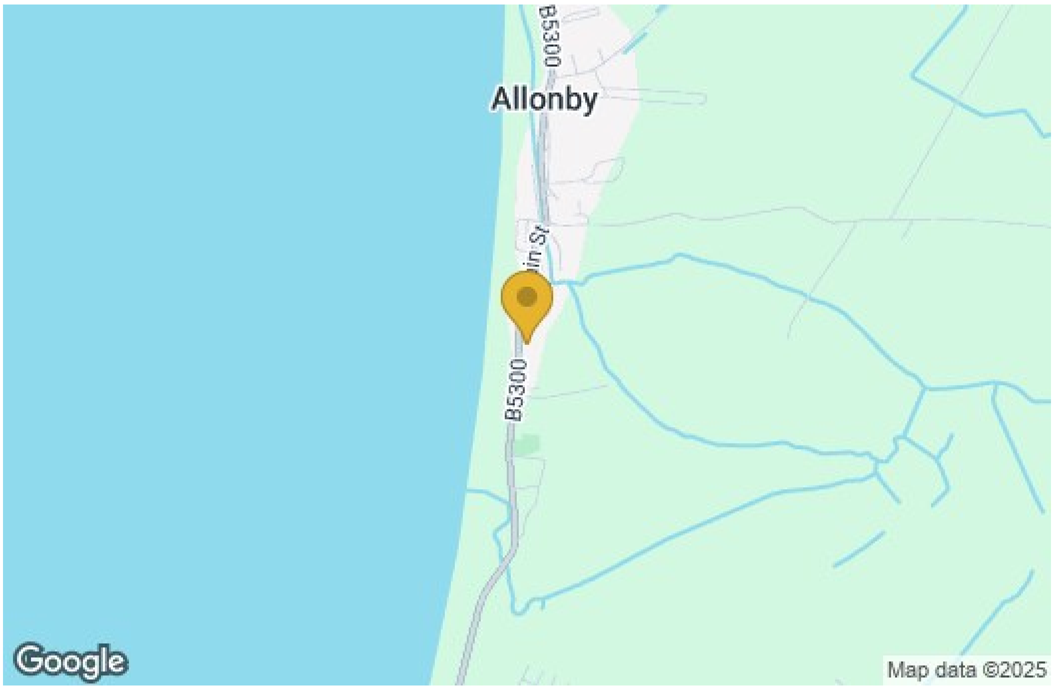
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

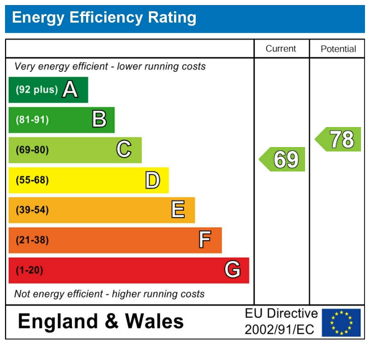
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

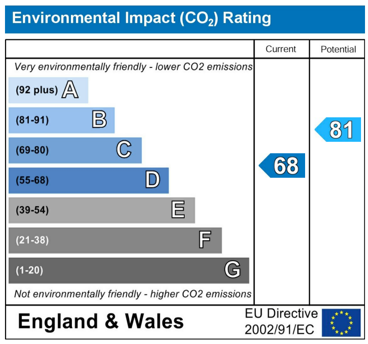
Floor Plan

Area Map



Energy Efficiency Graph





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