



15 Bellaport Gardens, Workington, CA14 5QX

£950 Per Calendar Month

A superb four-bedroom detached family home, ideally positioned close to schools, local shops, and the train station, with excellent access to Workington, Whitehaven, the coastline, and the Lake District. Lovingly maintained over the years, this property is perfectly suited to family living, offering four well-proportioned bedrooms, a comfortable lounge, and a spacious, well-fitted dining kitchen ideal for everyday life and entertaining. Outside, the fabulous garden provides generous yet easy-to-maintain space, complemented by a single garage and driveway to complete this highly desirable home.

THINGS YOU NEED TO KNOW

Gas central heating
Double glazing

ENTRANCE

The property is accessed via a composite door that leads into:

ENTRANCE HALL

With inset mat and stairs to the first floor.

LOUNGE

15'11" x 11'1" (4.86 x 3.40)



With an aspect to the front, television point and double doors opening into:

KITCHEN / DINING ROOM

18'4" x 10'4" (5.59 x 3.15)

DINING AREA

With patio doors to the rear.

KITCHEN



Fitted with a range of base and wall units in a wood effect with chrome handles and laminate worktop up over with matching splash back. Includes double electric integrated oven, with 4-ring gas hob over, stainless steel extractor fan and splash back. 1.5 bowl stainless steel sink with mixer tap and dishwasher. Grey tiled floor and useful understairs cupboard.

UTILITY ROOM

Continuation of flooring, wall mounted cupboard and worktop over with washing machine and fridge/freezer. Pedestrian door to the garage; UPVC door to the rear and door into the cloakroom.

CLOAKROOM

With low-level WC, corner wash basin and frosted window to the rear.

FIRST FLOOR LANDING

With useful shelved cupboard. Please note that access to the loft is not permitted.

BEDROOM 1

13'2" x 12'4" (4.02 x 3.78)



Double room to the front with a good range of built-in wardrobes.

EN-SUITE

5'10" x 4'8" (1.80 x 1.44)



With shower enclosure, pedestal wash basin with mixer tap and low-level WC. Fully fitted throughout with attractive tiling, matching tiled floor and chrome ladder style radiator. Frosted window to the side.

BEDROOM 2

11'9" x 9'3" (3.59 x 2.83)



Double room to the front.

BEDROOM 3

10'1" x 8'9" (3.08 x 2.69)



Spacious single room to the rear.

BEDROOM 4

9'6" x 7'8" (2.90 x 2.35)



Spacious single room to the rear.

FAMILY BATHROOM

5'10" x 4'8" (1.80 x 1.44)

Fitted with bath and shower over, with clear screen in chrome frame, pedestal wash basin with chrome mixer tap and



low-level WC. Chrome ladder style radiator. Grey tiled floor and fully fitted throughout with beige tiles. Frosted window to the rear.

DRIVE AND GARAGE

16'2" x 8'11" (4.93 x 2.72)



A drive for one car leads to a single garage with up-and-over door, small range of shelving.

FRONT GARDEN

Small lawn to the front with path to the front door.

REAR GARDEN



There is a large garden to the rear and side which is generally laid to lawn and benefits from an outside tap and washing line.

DIRECTIONS

From Workington continue towards Harrington on the A597. When reaching the staggered crossroads in the dip, turn right onto Church Road. Continue towards Railway Station. Turn right before the bridge and follow the road into Bellaport Gardens.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed 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/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.

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 take a Holding Deposit from a tenant to reserve a property. This is one week's rent and for this property this will be £219.

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?

For peace of mind, the property will be managed by Grisdals.

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 to speak with 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, 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 you will be offered a viewing and, if successful, request that you are referenced. You will need to complete a further on-line 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 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

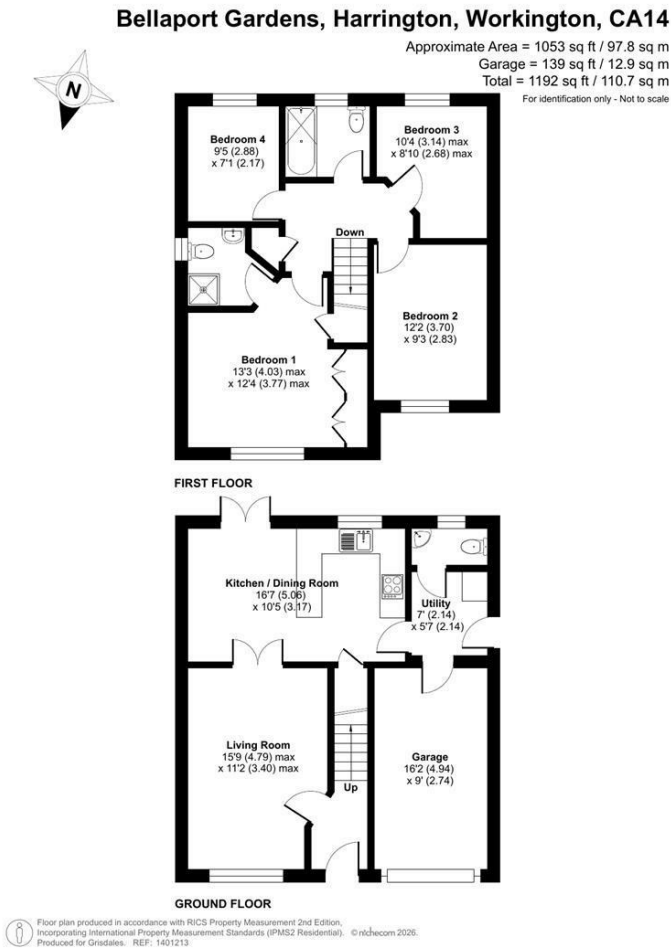
Grisdals works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to

thousands of mortgages from across the whole market in the UK.

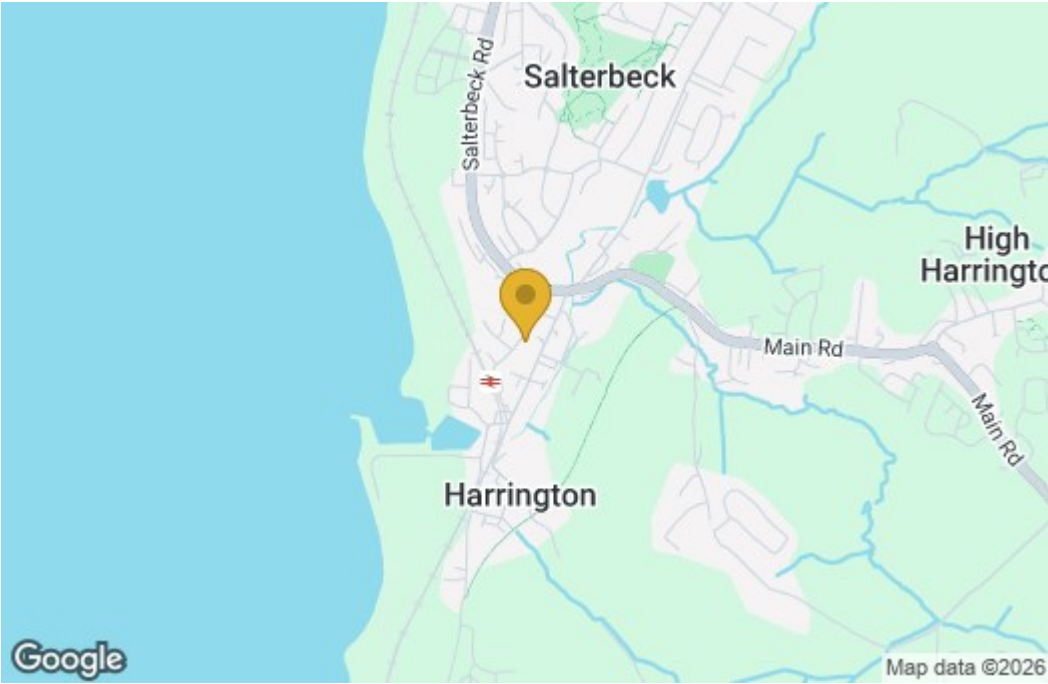
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

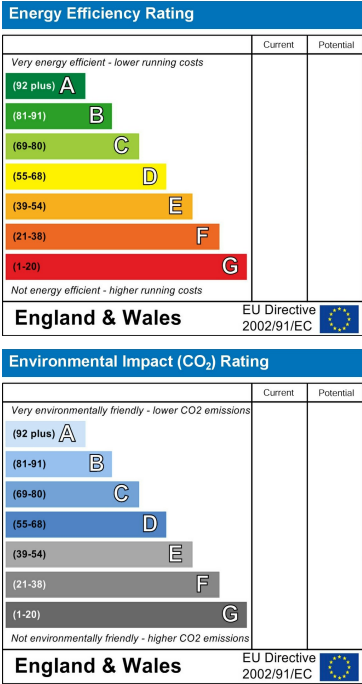
Floor Plan



Area Map



Energy Efficiency Graph



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