



GRISDALES

PROPERTY SERVICES



13 Ashton Street, Workington, CA14 3HD

£600

PLEASE APPLY VIA OUR WEBSITE

Beautifully presented throughout and offers a great amount of living space incorporating two reception rooms leading to a good sized, well maintained kitchen and modern fitted three piece suite bathroom. To the first floor we have two double bedrooms. Available MAY, offered on an unfurnished basis, but white goods included within the Kitchen.

Helping you find your perfect new home...

www.grisdales.co.uk

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T : 01946 693 931 | E : whitehaven@grisdales.co.uk

ENTRANCE HALL

Accessed via a uPVC double glazed door with frosted glass panelling to the:

LOUNGE

12'7" x 11'9" (3.84 x 3.59)



Front aspect double glazed window, radiator, television point, telephone point and leads to:

SECOND RECEPTION ROOM

12'4" x 11'10" (3.77 x 3.62)



With stairs to the first floor landing between, electric wall mounted fire, rear aspect double glazed window, under-stairs storage cupboard, radiator, telephone point, TV point and door to:

KITCHEN

9'7" x 7'5" (2.94 x 2.28)



Range of wall and base units with complementary work surfaces and grey tiled surrounds, inset stainless steel sink unit, free standing oven with 4-ring hob and extractor hood over, washing machine, fridge/freezer, side aspect double glazed window, radiator and door to:

REAR HALL

With storage cupboard housing the boiler which is operated via the Hive system, uPVC double glazed rear door with frosted glass panel and door to:

BATHROOM

7'1" x 5'5" (2.18 x 1.66)



3-piece white suite comprising of a P-shaped bath with mixer tap and shower over, WC, wash hand basin, radiator and double glazed frosted glass window.

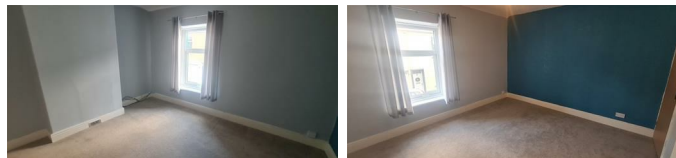
From the lounge, stairs lead to:

FIRST FLOOR

With doors to:

BEDROOM ONE

12'9" x 11'8" (3.89 x 3.57)



Double bedroom with front aspect double glazed window, TV point, radiator and storage cupboard.

BEDROOM TWO

12'5" x 11'10" (3.81 x 3.63)



Double bedroom with rear aspect double glazed window, television point, radiator and telephone point.

EXTERNALLY

Parking is by way of on street and there is a small enclosed rear yard with gated access to the lane.

FACILITIES

Heating is by way of gas central heating.

DIRECTIONS

From Harrington Road (B5296), take the first left onto Chilton Street, turn right again onto Ashton Street.

THE RENT

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

COUNCIL TAX

We have been advised by Cumberland Council that this property is placed in Tax Band A.

THE TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy.

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 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.

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.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931

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 £126. 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.

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?

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.

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.

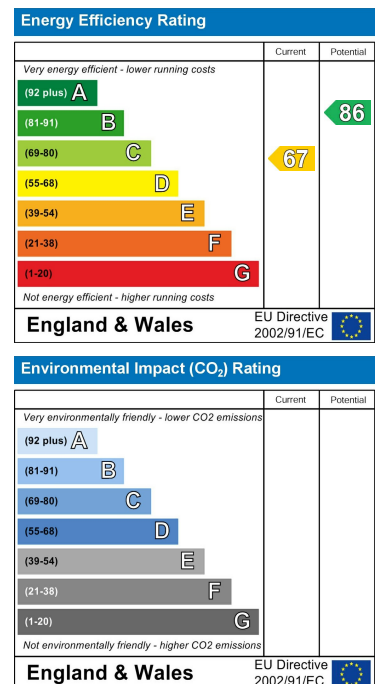
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

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