



# GRISDALES

PROPERTY SERVICES



**27 Peacock Way, Workington, CA14 3FG**

**£795 Per Month**

PLEASE APPLY ON OUR WEBSITE

This fabulous family home on the new Persimmon development in Workington offers great living space and accommodation! With added benefits of off road parking for 2 vehicles and private garden!

The interiors have been thoughtfully picked out and ooze elegance right through with two double bedrooms and one single bedroom, alongside a light and airy open plan lounge kitchen. Furniture to be discussed with Landlord on an individual basis.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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

## THINGS YOU NEED TO KNOW

The property benefits from gas central heating and double glazing.

Furniture photographed in the property is for discussion,

## ENTRANCE

Via composite front door into:

## HALLWAY

Radiator, stairs to first floor, door to:

## OPEN PLAN LOUNGE KITCHEN

22'0" x 8'11" (6.72 x 2.72)

Range of grey wall and base units with complementary work surfaces, front aspect double glazed window, breakfast bar, patio doors leading to rear garden, TV points, telephone points, stairs to first floor.

## BEDROOM THREE

12'2" x 7'8" (3.72 x 2.34)

Radiator, front aspect double glazed window, single in size.

## BEDROOM TWO

12'2" x 7'9" (3.71 x 2.37)



Radiator, rear aspect double glazed window, double in size.

## BATHROOM

5'11" x 5'5" (1.81 x 1.67)



Three piece suite comprising of bath with overhead shower, WC and sink, radiator.

## SECOND FLOOR LANDING

Stairs to second floor, storage cupboard with hanging rail.

## BEDROOM ONE

16'7" x 8'10" (5.07 x 2.70)

Two Velux windows with integrated roller blinds, radiator, double in size, wall mounted heating control, sockets with USB ports.

## FRONT EXTERNAL

Driveway parking for two cars.

## REAR EXTERNAL

Currently grassed lawn with paved path. Landlord will be paving a bigger area and laying astro turf.

## DIRECTIONS

From Oxford Street Workington, turn onto Senhouse Street and proceed to the end, turn left following the road to the roundabout. Take the 3rd exit following the road along to the KFC, take the immediate left turning following the new Persimmon houses road. Take a right turn before the Persimmon office, follow the road to the end taking a left at the bottom. The property will be identified by a Grisdales to let sign.

## COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) that this property is placed in Tax Band A.

## 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.

## 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 Gridsales. 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.

## HOLDING DEPOSIT

Gridsales takes a Holding Deposit from a tenant to reserve a property. This is one weeks rent and for this property will be £183.00.

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, Gridsales 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 Gridsales.

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 Gridsales, 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 but you will pay rent to Gridsales.

## 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 Gridsales for full details on this.

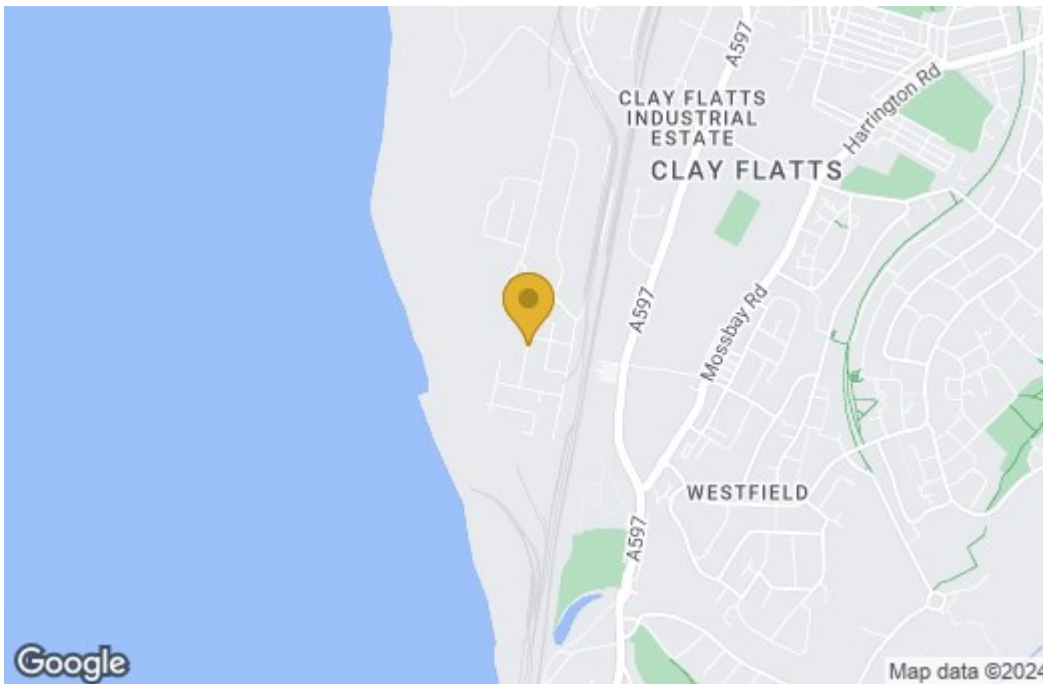
The Landlord will not be responsible for any damage caused to your belongings unless it is caused by an act or omission by the Landlord or Agent, which invalidates any insurance you do have.

## RENTAL PROTECTION PLAN

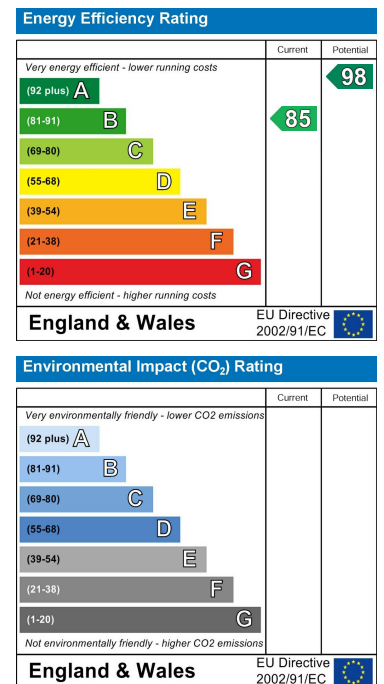
Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? – Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love, should the unexpected happen during the length of the plan – Ask for a FREE appointment to discuss this plan with Kirsty, our Protection Specialist.

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.