



GRISDALES

PROPERTY SERVICES



18 Waterloo Terrace, Frizington, CA26 3UD

£650 Per Month

PLEASE APPLY ON OUR WEBSITE

Available SEPTEMBER, this is a stunning property which has a homely feel from the second you step through the front door. The property comprises of a cosy lounge area, good sized kitchen and utility, modern first floor shower room accompanied by two double bedrooms. Externally the property WOWS with an amazing, extensive rear garden boasting grassed lawn, paving and gorgeous scenic field views! Located in Arlecdon, a short drive away from nearby towns such as Whitehaven, Workington and Cockermouth, within easy access to local employment links.

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

THINGS YOU NEED TO KNOW

The property benefits from Gas central heating, mains water and drainage and double glazing throughout. Parking is by way of on street.

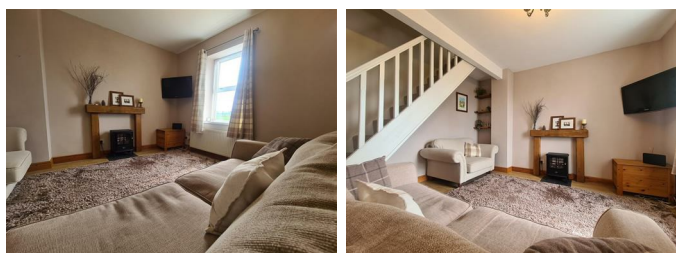
ENTRANCE



Via grey composite front door, straight into:

LOUNGE

13'4" x 13'1" (4.08 x 4.00)



Electric fire, radiator, front aspect double glazed window. Sofa and chair.

Stairs to first floor and door leading to:

KITCHEN

13'3" x 11'1" (4.05 x 3.38)



Range of white wall and base units with complementary work surfaces, integrated electric oven with gas hob, free standing fridge/freezer, freestanding microwave and overhead chrome extractor fan, rear aspect double glazed window, radiator.

UTILITY ROOM

10'11" x 6'1" (3.35 x 1.86)



Plumbing for washing machine, wall mounted Worcester boiler, two double glazed windows. Washing machine and dryer.

FIRST FLOOR LANDING

BEDROOM ONE

13'3" x 10'0" (4.06 x 3.07)



Double in size, radiator, two front aspect double glazed windows with fell views. Double bed, chest of drawers and two bedside cabinets.

BATHROOM

7'8" x 5'3" (2.36 x 1.61)



Three piece suite comprising of double walk-in shower, WC and sink. Rear aspect double glazed frosted window, uPVC wall panelling, chrome ladder style radiator.

BEDROOM TWO

11'0" x 7'3" (3.37 x 2.23)



Double in size, rear aspect double glazed window, radiator, door to loft storage space (not for tenant use). Wardrobe, chest of drawers, desk and a chair.

REAR EXTERNAL



Large garden, comprising of grassed lawn, paving, shrubbery, brick built shed/storage. Uninterrupted field and fell views from both sides of the property.

DIRECTIONS

From Whitehaven, take the one way system taking the left hand lane along Strand Street and bearing left again but take the right hand lane. Turn right at Wetherspoons and immediately left onto Wellington Row. Continue up the hill taking the right hand turn under the bridge and towards Moresby. Turn right at the T junction and to the roundabout. Take the first exit towards Moresby Parks and take the first right signposted Frizington. Follow the road to the T junction and turn left onto the A5086 towards Arlecdon. Follow the road where the property can be identified on the left hand side by a Grisdales to let board.

COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) 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 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.

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 £150. 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?

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

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

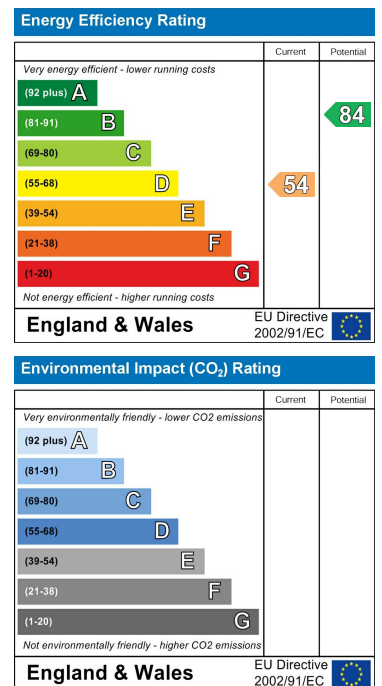
Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? – Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love, should the unexpected happen during the length of the plan – Ask for a FREE appointment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