



GRISDALES

PROPERTY SERVICES



48 Main Road, Workington, CA14 1HU

£650 Per Month

PLEASE APPLY ON OUR WEBSITE

Fully renovated throughout, we have an amazing property just waiting for its new tenants! With a stylish fitted kitchen, bathroom, new carpets throughout, this three bedroom classic terrace house has a modern twist with light and airy living space and the benefit of a rear garden. Situated on Main Road in Seaton with everything you need on your doorstep!

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

This property has had full refurbishment. The property benefits from gas central heating and double glazing throughout.

ENTRANCE

Via black composite front door, into:

SMALL PORCH

With inner door leading to:

HALLWAY

Radiator, stairs to first floor and doors to:

RECEPTION ROOM ONE

12'7" x 12'0" (3.84 x 3.66)

Large front aspect double glazed windows, radiator, telephone point.

RECEPTION ROOM TWO

12'0" x 9'1" (3.68 x 2.78)

Large rear aspect double glazed window, radiator.

KITCHEN

12'5" x 8'10" (3.81 x 2.70)

Range of grey gloss wooden wall and base units, with integrated electric oven and electric hob with overhead chrome extractor fan, plumbing for washing machine, chrome inset sink and drainer unit, radiator, understair cupboard, uPVC door leading to rear garden.

BATHROOM

12'4" x 9'0" (3.78 x 2.75)

Three piece suite comprising of bath with overhead shower and rainfall shower head, WC and sink within vanity unit, radiator, rear aspect part frosted double glazed window, grey wall tiling, cupboard housing the Worcester combi boiler.

BEDROOM ONE

15'10" x 12'7" (4.83 x 3.84)

Front aspect double glazed window, radiator, large double, storage cupboard.

BEDROOM TWO

12'1" x 9'8" (3.70 x 2.96)

Rear aspect double glazed window, radiator, double in size.

LOFT BEDROOM

16'9" x 15'3" (5.13 x 4.66)

Velux window, two radiators, double in size.

FRONT EXTERNAL

Shillied area with pathway leading to front door, allowing access to the side of the property.

REAR EXTERNAL

Concrete seating area leading on to large grassed lawn area.

DIRECTIONS

On entering Seaton from Workington, the property can be found on the Main Road.

COUNCIL TAX

Cumberland Council (0300 373 3730) advise that this property is in Tax Band A.

THE RENT

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

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 £ (Staff: monthly rent x 12 divided by 52, then round down)

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.

Or

The property will be managed by your landlord.

Or

The property will be managed by your landlord but you will pay rent to 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.

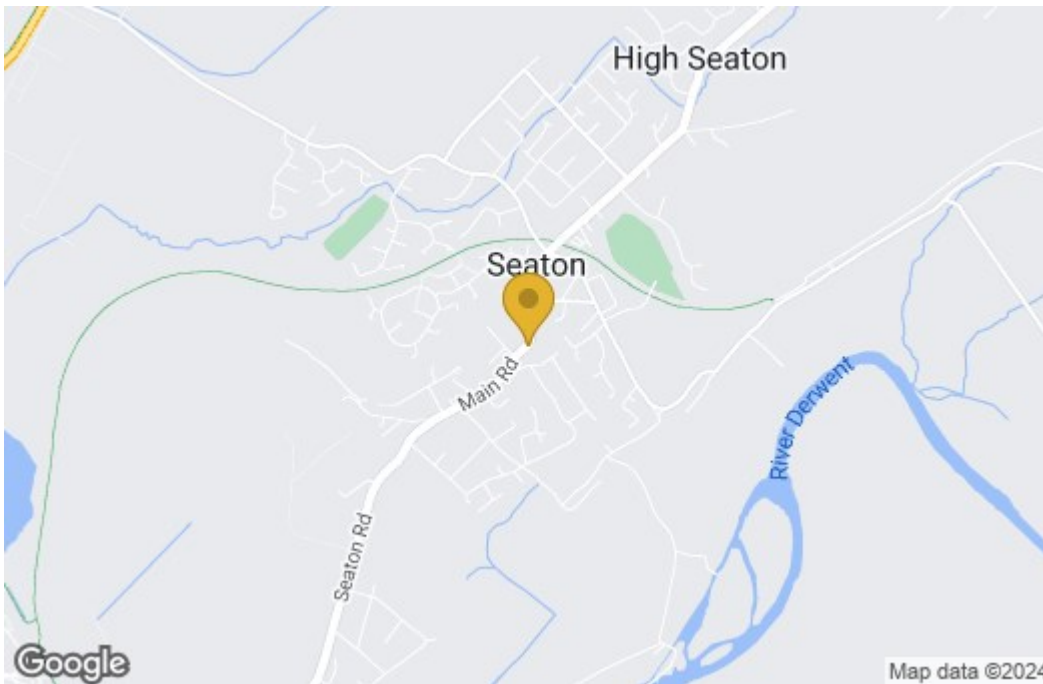
The Landlord will not be responsible for any damage caused to your belongings unless it is caused by an act or omission by the Landlord or Agent, which invalidates any insurance you do have.

RENTAL PROTECTION PLAN

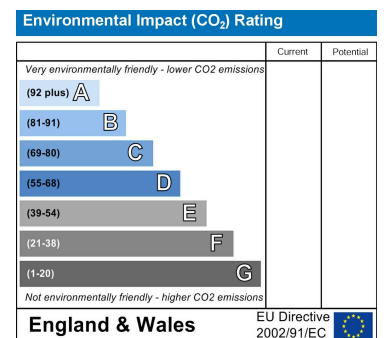
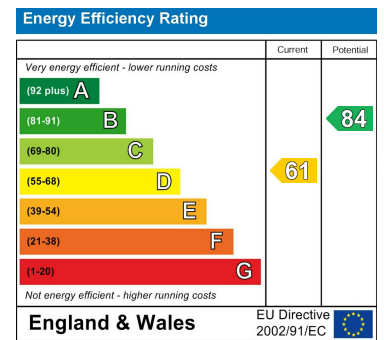
Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? – Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love, should the unexpected happen during the length of the plan – Ask for a FREE appointment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