



## 14 Chaucer Avenue, Egremont, CA22 2HB

**£685 Per Calendar Month**

PLEASE APPLY ON OUR WEBSITE

Recently renovated throughout with stunning fitted kitchen and bathroom this three bedroom house will make a lovely home for it's next tenant... could this be you???

With a generous amount of living space, three good sized bedrooms and low maintenance rear garden this property will be snapped up quickly.

Available Mid November.

Located in Egremont with easy access to local shops and reputable schools. Handily places for access to the A595 and within easy commute to our areas largest employment hub, Sellafield.

## ENTRANCE

The property is accessed via a uPVC double glazed door, leading into:

## KITCHEN

21'5" x 9'0" (6.54 x 2.75)



The kitchen is a galley kitchen with a newly fitted range of wall and base units. Includes an integrated oven with hob and extractor hood over; inset stainless steel sink unit; front and rear uPVC double glazed doors; door to:

## LOUNGE/ DINING ROOM

21'1" x 10'4" (6.44 x 3.16)



With front and rear aspect double glazed windows and radiator.

## 1ST FLOOR LANDING

Stairs lead to the 1st floor landing, with 2 good sized storage cupboards; loft access; doors to:

## BATHROOM

7'4" x 5'1" (2.24 x 1.56)



A newly fitted 3-piece suite, comprising of a bath with overhead shower; WC; wash hand basin; 2 double glazed frosted glass windows and half plastic panelled walls.

## BEDROOM 1

11'7" x 10'7" (3.54 x 3.25)



A double bedroom with a front aspect double glazed window; storage cupboard; radiator.

## BEDROOM 2

12'4" x 7'4" (3.77 x 2.25)



A single bedroom with a rear aspect double glazed window and storage cupboard.



### BEDROOM 3

11'8" x 6'2" (3.57 x 1.88)



A single bedroom with a front aspect double glazed window.

### EXTERNALLY



To the front of the property there is a lawned garden. To the rear of the property is a low maintenance rear garden which is mainly slabs, but a really good size. Parking is on the nearby street surrounding the property.

### DIRECTIONS

On the A595, at the Hensingham Roundabout, take the 3rd exit onto Egremont Rd/A595 and continue to follow the A595. After 3.2 miles, at the roundabout, take the 3rd exit onto Howbank Rd. Turn right onto Gillfoot Rd and at the roundabout, take the 2nd exit onto Smithfield Rd. Continue straight onto Chaucer Ave and number 14 is on the left hand side.

### COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) that this property is placed in Tax Band A.

### VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

### THE RENT

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

### 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.

### 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](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

Grisdales takes a Holding Deposit from a tenant to reserve a property. This is one weeks rent and for this property will be £158.00

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, 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

### 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.

### **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.

### **WHAT HAPPENS NEXT?**

Please see our website for further information.

### **MORTGAGE ADVICE**

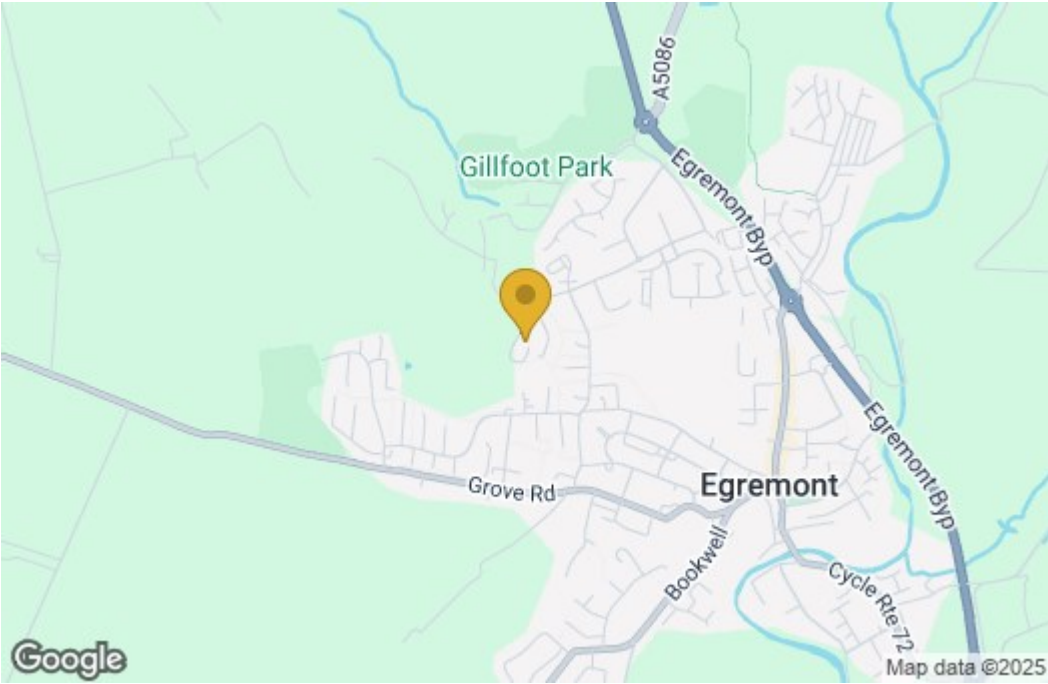
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

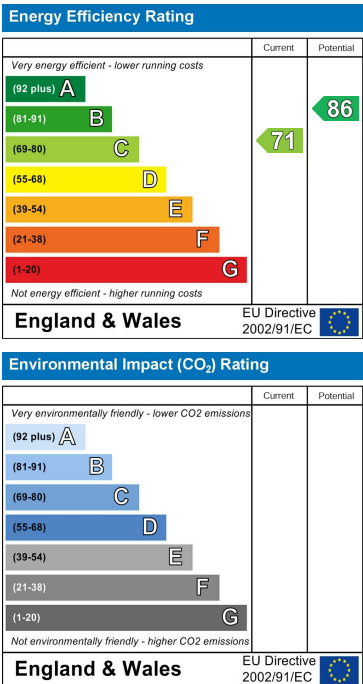
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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