



# GRISDALES

PROPERTY SERVICES



## 7 Station Terrace, Workington, CA14 1YD

**£695**

PLEASE APPLY VIA OUR WEBSITE  
Gorgeous 3 bedroom property in Bridgefoot!!!

This is stunning and you absolutely must see it!! Light, airy, spacious, contemporary, quiet location what more could you ask for? The property briefly comprises of lounge, good sized kitchen with built in electric oven and gas hob, utility room with space and plumbing for a washing machine and bathroom on the ground floor. On the first floor are 2 bedrooms, plus a 3rd bedroom on the second floor. This property has a real luxurious feel!

Externally there is a parking space for one car, to the rear is a yard leading on to a communal lawned area.

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](mailto:whitehaven@grisdales.co.uk)

## ENTRANCE

Access via front door into reception room.

## RECEPTION ROOM

12'1" x 11'5" (3.69 x 3.49)



Window facing front elevation, laminate flooring, Living Flame effect gas fire, inset spotlights, television aerial point, telephone point, door to lobby.

## LOBBY

Access to first floor, archway through to kitchen.

## KITCHEN

13'1" x 10'6" (4 x 3.19)



Laminate flooring, a range of cream wall & base units, wood effect worktops, tiled splash-back, built-in electric oven & gas hob, extractor hood, black 1½ sink & drainer, storage area, archway to utility.

## UTILITY

Laminate flooring, wood effect worktop, radiator, wall hung Worcester boiler, space & plumbing for washing machine, space for tumble dryer, door to rear lobby, door to bathroom.

## REAR LOBBY

External door to rear yard.

## BATHROOM

6'0" x 5'2" (1.84 x 1.58)



White bathroom suite comprising wash hand basin & toilet set in a vanity unit, bath with electric shower over, radiator.

## STAIRS TO FIRST FLOOR

Doors to:

## FRONT BEDROOM

12'2" x 11'7" (3.72 x 3.52)

Window facing front elevation, a double bedroom, radiator, inset spotlights.

## REAR BEDROOM

12'0" x 8'1" (3.67 x 2.47)

Window facing rear elevation, radiator, small free-standing wardrobe, door to second floor stairs.

## STAIRS TO SECOND FLOOR

## ATTIC ROOM

12'2" x 11'9" (3.7 x 3.59)



## EXTERNALLY



Front: To the front of the property is a block paved path and parking for one vehicle (also unrestricted on street parking).

Back: To the rear of the property is a yard with steps down to a lawn area for washing line, bins etc.

## COUNCIL TAX - ALLERDALE

Allerdale Borough Council (01900 702530) advise that this property is in Tax Band

## DIRECTIONS

Leave Workington on the A66 heading towards Cockermouth. At Bridgefoot roundabout take 3rd exit onto A595. Turn left for Bridgefoot. Take slight left onto Station Terrace. Number 7 is identified by a Grisdales To Let board.

## 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 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.

## DAMAGE DEPOSIT

A deposit will be paid by the tenant, prior to the commencement of the tenancy, equivalent to five weeks rent. This 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 in accordance with the Tenancy Agreement.

## THE TENANCY

The property is offered on a months Assured Shorthold Tenancy.

## 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 £160.00

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 provide identification. 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. 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 Lewis Morgan, our Protection Specialist.

### **WHAT HAPPENS NEXT?**

Please see our website for further information.

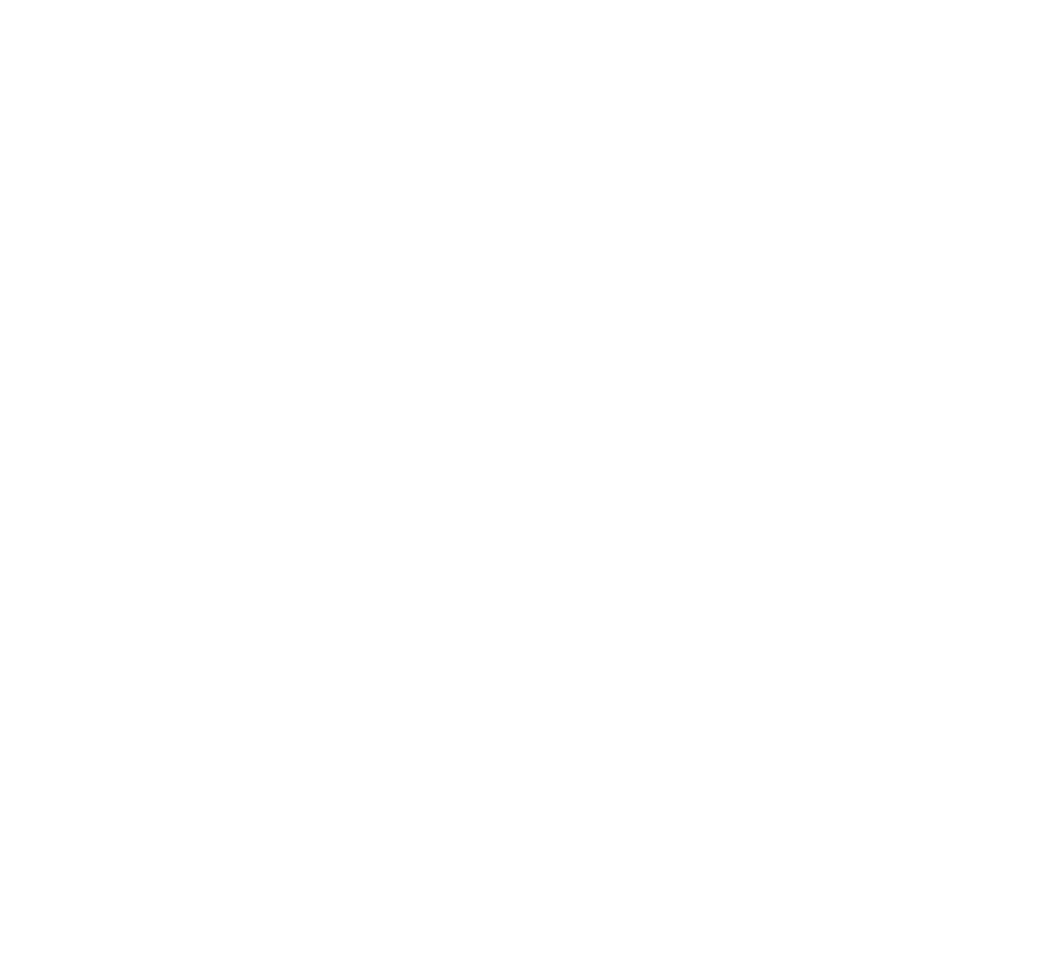
### **MORTGAGE ADVICE**

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.

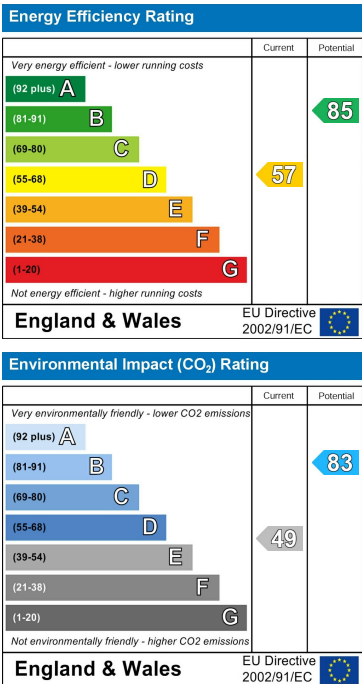
Floor Plan



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.