



## 9 Green Close (L), Seascale, CA20 1RA

**£695 Per Calendar Month**

PLEASE APPLY ON OUR WEBSITE

It is situated on a popular residential estate in the village of Seascale and within easy reach of all the amenities the village has to offer including shops, golf course, beach and a train station with a direct route to Sellafield. This lovely property has driveway parking alongside a great sized rear garden, which is easy to maintain! AVAILABLE EARLY AUGUST.

## ENTRANCE

Entrance to the property is via a uPVC double glazed front door with decorative glass paneled windows, leading to:

## LOUNGE

12'1" x 13'8" (3.70 x 4.18)



With a radiator, double glazed window, TV point, stairs to 1st floor and door leading to:

## KITCHEN

12'2" x 7'10" (3.72 x 2.40)



With a range of wall and base units with complimentary work surfaces and tiled surrounds. Free standing oven with 4-ring hob oven, inset sink unit, double glazed window, uPVC door to rear garden, extractor fan and radiator.

## 1ST FLOOR LANDING

From the lounge, stairs lead to the 1st floor landing with radiator, loft access and doors leading to:

## BEDROOM 1

12'0" x 8'9" (3.67 x 2.68)



A double bedroom with 2 double glazed windows, radiator, built-in wardrobes, storage cupboard and TV point.

## BEDROOM 2

9'6" x 6'1" (2.90 x 1.87)



A single bedroom with double glazed window and radiator.

## BATHROOM

6'5" x 5'9" (1.96 x 1.77)



With a 3-piece suite comprising of a bath with shower over, WC and wash hand basin. Double glazed frosted glass window, radiator and extractor fan.

## EXTERNALLY



To the front of the property there is a driveway with parking for one vehicle and a small front lawned garden with gated access to the side. The rear garden is a good sized low maintenance garden with patio areas.

## COUNCIL TAX

We have been advised by Cumberland Council that this property is placed in Tax Band B.



## DIRECTIONS

From Whitehaven take directions to Seascale. Proceed towards the shore before reaching the train station and turn right. Proceed towards The Fairways and take the first road on the right and then the first cul-de-sac on the right.

## 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/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.

## 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. 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, Grisdals 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 Grisdals.

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.

## 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.

## APPLICATIONS

Applications for the tenancy are to be made to Grisdals. The

application form is on our website – please go to [www.grisdals.co.uk](http://www.grisdals.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. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further on-line application form for Homelet, our reference provider. References will then be carried out which can take up to 7 days.

## PROOF OF IDENTITY

When you apply for a property to rent through Grisdals, 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 Grisdals.

## 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.

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.

It is recommended that you hold adequate insurance to protect against accidental damage caused by the Tenant to the Landlords Fixtures and Fittings at the premises as described in the Inventory. You should also consider insuring your own possessions. Please speak to Grisdals for further information.

## 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 an 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.

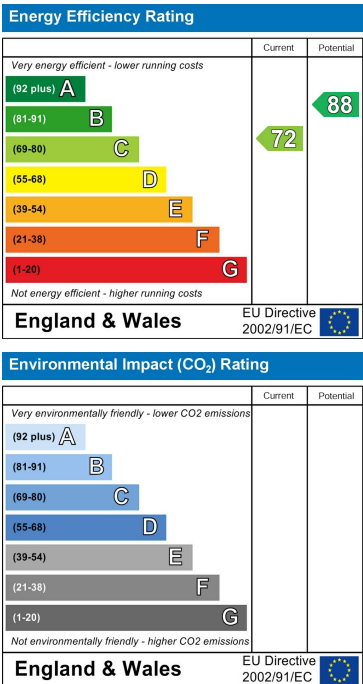
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.