

50 Keekle Terrace, Cleator Moor, CA25 5RQ

£800 Per Calendar Month

PLEASE APPLY VIA OUR WEBSITE

Contemporary living, on a quiet row of terraced houses benefitting from a great sized, low maintenance rear garden and additional handy outbuilding!

With easy access to local employment links, and just a short drive to Whitehaven - this lovely home is available for immediate occupation. Offering two DOUBLE bedrooms, stylish kitchen, contemporary Bathroom and cosy Lounge.

LOUNGE

12'10" x 11'3" (3.93 x 3.45)



Front aspect double glazed window, radiator, 2-seater sofa, one armchair, tv unit, telephone point, television point and double doors opening to the kitchen.

KITCHEN

12'10" x 11'4" (3.92 x 3.47)



With a range of contemporary wall and base units with white speckled work surfaces and splashback. Inset sink unit, integral fridge and freezer, integral electric oven, integral microwave. 4-ring induction hob with extractor hood over. Radiator, rear aspect double glazed window, stairs to the first floor and door to:

REAR PORCH

With upvc double glazed door for rear access, plumbing for a washing machine and door to:

BATHROOM



With white 3-piece suite comprising of a jacuzzi bath, with mixer tap and shower over, wc and wash hand basin. Fully panelled wall coverings, ladder style radiator, double glazed frosted glass window.

BACK FROM THE KITCHEN

Stairs lead to the first floor with doors to:

BEDROOM 1

11'7" x 11'6" (3.54 x 3.51)



Double bedroom with twin front aspect double glazed windows, radiator, fitted wardrobes and drawer units. Storage cupboard housing gas central heating combi boiler. Radiator.

BEDROOM 2

11'6" x 9'8" (3.52 x 2.97)

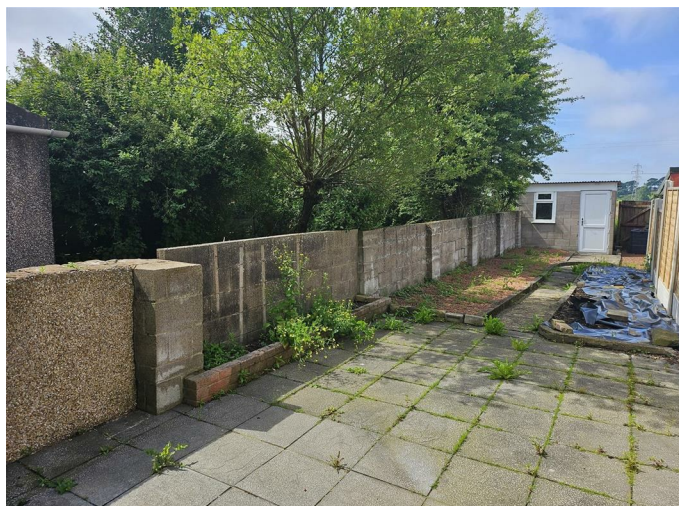


Double bedroom with rear aspect double glazed window. Radiator.

EXTERNAL FRONT

Parking is on street.

EXTERNAL REAR



A good sized low maintenance rear garden with additional outbuilding for storage and gated access to the back.

DIRECTIONS

From Whitehaven travel south on the A595 and get into the left hand lane sign posted Cleator Moor. At the mini roundabout turn left to travel up Hensingham Main Street. At the mini roundabout by the Fire Station turn right to travel past Whitehaven School and Copeland Swimming Pool. Continue into Keekle and the property can be found on the right hand side.

W3W: ///scream.land.traders

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

THE RENT

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

THE CONSUMER PROTECTION REGULAT

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.

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.

HOLDING DEPOSIT

Grisdales take a Holding Deposit from a tenant to reserve a property. This is one week's rent and for this property this will be £180.

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.

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, 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 you will be offered a viewing and, if successful, request that you are referenced. You will need to complete a further on-line application form for Goodlord, 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 Grisdales 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 to speak with our Protection Specialist.

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.

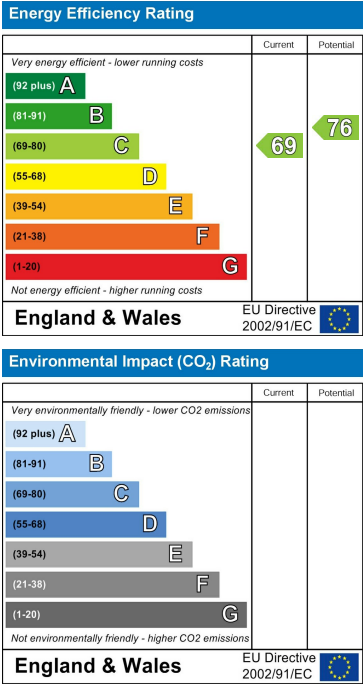
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

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.