



105 Bowthorn Road, Cleator Moor, CA25 5JG

£650 Per Calendar Month

PLEASE APPLY VIA OUR WEBSITE

This delightful property has a modern, stylish interior throughout and is neutrally redecorated with added bonus of **NEWLY FITTED KITCHEN** and new carpets.

This fully furnished, three bedroomed house would make an ideal home away from home, it is just a short stroll away for the centre of the busy market town of Cleator Moor and all the amenities the town has to offer.

LOUNGE

25'8" x 11'8" (7.817 x 3.563)



Entrance is via uPVC double glazed door, Two double glazed windows, radiator, sofa with two matching armchairs, gas fire, dining table and chairs.

KITCHEN

13'9" x 7'5" (4.190 x 2.255)



NEWLY FITTED KITCHEN; Range of grey wall and base units with complementary work surfaces integrated electric oven and hob with extractor hood, fridge freezer, washing machine, inset sink unit. Double glazed window, double glazed door, radiator.

BATHROOM

13'4" x 7'5" (4.064 x 2.266)



Four piece suite comprising of Corner bath, shower cubicle, double glazed window, radiator, W.C, wash hand basin, tiled floor.

BEDROOM 1

9'2" x 8'10" (2.793 x 2.695)



Double in size, laminate wood flooring, front aspect double glazed window, radiator, double in bed, overhead wardrobe unit.

BEDROOM 2

8'8" x 12'5" (2.649 x 3.788)



Double in size, rear aspect double glazed window, over bed storage, radiator.

ATTIC BEDROOM

17'4" x 11'5" (5.284 x 3.469)



Skylight, laminate wood flooring.

EXTERNALLY

Parking is by way of on street parking. There is a yard to the rear of the property.

FACILITIES

Heating is by way of gas fired central heating with a gas fire in the lounge.

DIRECTIONS

From Whitehaven take the B5295 towards Cleator Moor, turn left at the New Crown Inn onto Bowthorn Road and the property is on the left hand side identifiable by a Grisdales To Let board.

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.

HOLDING DEPOSIT

Grisdales takes a Holding Deposit for from a tenant to reserve a property. This is one week's rent and for this property will be £150. 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.

COUNCIL TAX

Cumberland Council advise that this property is in Tax Band A.

THE TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy.

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.

WHO WILL LOOK AFTER MY PROPERTY?

For peace of mind, the property will be managed by Grisdales.

NOTES TO BROCHURE

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.

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

VIEWING ARRANGEMENTS

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

THE CONSUMER PROTECTION REGULATIONS 2008

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MORTGAGE ADVICE

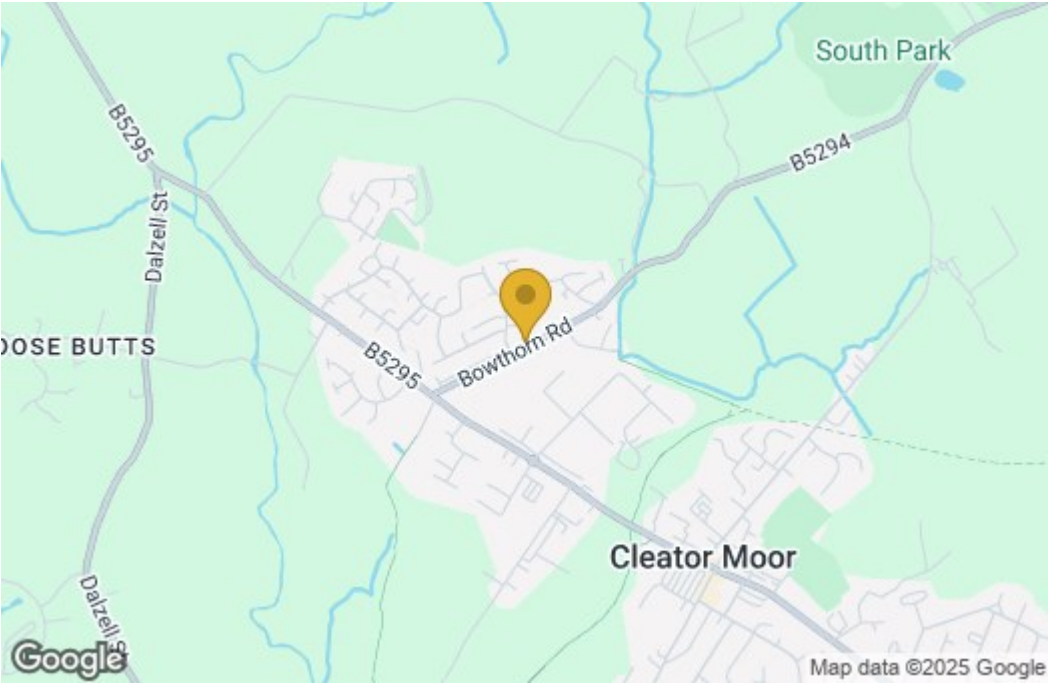
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

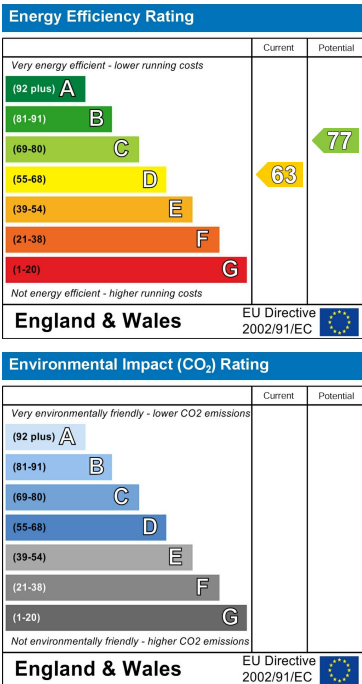
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.