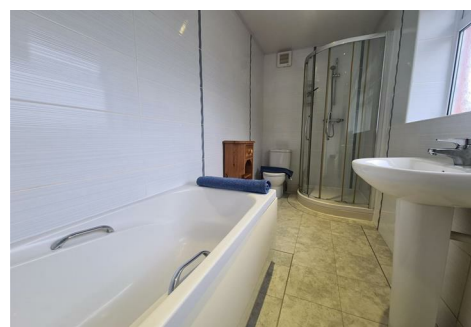
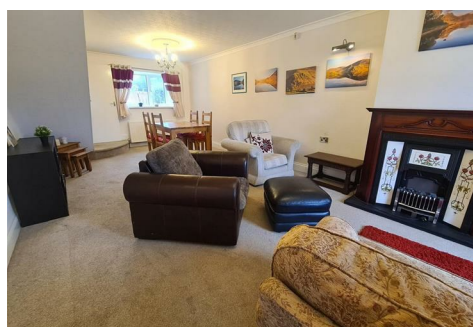




42 Rowrah Road, Frizington, CA26 3XJ

£650

PLEASE APPLY ON OUR WEBSITE.

Have you been searching for that special new home which offers you light and spacious accommodation? This delightful furnished home offers 3 good sized bedrooms, spacious lounge Diner, modern kitchen and bathroom, this is the ideal rental property and won't be around for long!

THINGS YOU NEED TO KNOW

The property benefits from Gas central heating and double glazing.

ENTRANCE



Steps leading to blue composite part glazed front door, into:

SMALL HALLWAY

Door to:

LOUNGE/DINER

27'1" x 13'0" (8.26 x 3.97)



Dual aspect double glazed windows, radiator, electric fire with decorative surround, sofa and two armchairs, foot stool, TV cabinet, nest of tables, side unit, coffee table, dining table with four chairs. Door leading to:

KITCHEN

14'9" x 5'10" (4.51 x 1.79)



Side aspect double glazed window, part glazed uPVC door, inset chrome sink and drainer unit, integrated gas hob and electric oven, cupboard housing a Worcester boiler, range of cream gloss wall and base units, integrated fridge and separate freezer, chrome ladder style radiator. Stairs to first floor:

BEDROOM ONE

12'0" x 11'3" (3.67 x 3.45)



Front aspect double glazed window, radiator, built-in wardrobe units, two free standing bedside cabinets, double bed frame and mattress.

BEDROOM TWO

15'7" x 7'2" (4.75 x 2.19)



Rear aspect double glazed window, radiator, double in size. Desk and office chair.

BATHROOM

16'2" x 5'2" (4.93 x 1.59)



Four piece suite comprising of walk-in shower, bath, WC and sink. Side aspect double glazed window, grey wall tiles, chrome ladder style radiator, airing cupboard with radiator, free standing storage unit.

STAIRS TO SECOND FLOOR

LOFT BEDROOM

18'9" x 7'10" (5.72 x 2.41)



Dual aspect double glazed windows, two radiators, double in size. Desk and office chair, freestanding single wardrobe, double bed base and mattress.

REAR EXTERNAL



Private yard seating area with steps leading up to grassed lawn. Garden shed. Access through number 41 to take bins out.

DIRECTIONS

The property is best approached from our office in Whitehaven; proceed out of the town centre via Harras Road to Red Lonning and onto the A5086. Continue on towards Cockermouth until arriving at Rowrah. Follow the road through to the village and on Rowrah Road the property can be identified by a Grisdales For Let board.

COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) 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.

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.

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.

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, 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

£150.00. his 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

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.

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



TOTAL FLOOR AREA: 1028 sq. ft. (95.5 sq.m.) approx.

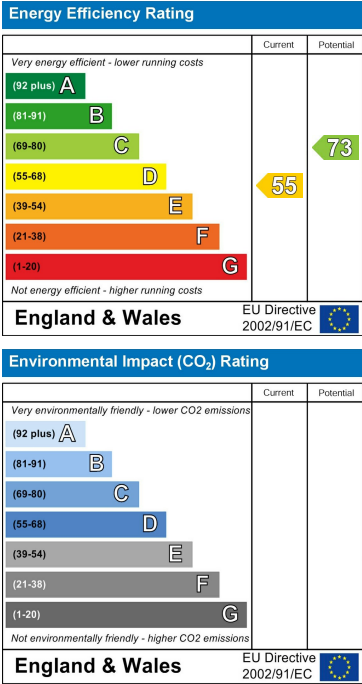
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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