



43 Brisco Mount, Egremont, CA22 2EG

£595 Per Calendar Month

PLEASE APPLY ON OUR WEBSITE

Occupying easily the best corner plot on the estate, with a view to Dent, a garage and parking this home is an absolute treat! WITH FRESH DEOCARTION TO THE GROUND FLOOR....Care and attention has been taken to create a streamlined, light kitchen/dining room room and the master bedroom and lounge both have delightful views. The bathroom is a good size and modern with a rainfall shower over the bath. There are 3 easy to maintain external areas and outside storage in addition to the garage.

ENTRANCE



Double glazed door leads to:

LOUNGE

12'4" x 11'7" (3.76 x 3.53)



Front aspect picture window in UPVC with view to Dent over neighbouring countryside. Contemporary wall mounted electric fire and radiator. Access to:

KITCHEN/DINING ROOM

15'11" x 9'9" (4.85 x 2.97)



Twin rear aspect windows. Range of white gloss base, wall and

drawer units with white sparkle worktop over and contemporary grey tiled splash back. Integrated electric cooker, gas hob with extractor above, stainless steel sink with mixer tap, plumbing for washing machine and space for fridge freezer. Worcester gas central heating boiler within covered unit, radiator.

W.C

Low level WC and pedestal wash hand basin.

FIRST FLOOR STAIRS AND LANDING

Access to loft and to:

BEDROOM ONE

13'0" x 9'11" (3.96 x 3.02)



Front aspect picture window with fell view. Substantial walk in wardrobe with electric light, radiator, double in size.

BEDROOM TWO

11'7" x 7'10" (3.53 x 2.39)



Rear aspect, radiator, double in size.

BATHROOM

8'0" x 7'0" (2.44 x 2.13)



Three piece suite comprising bath with modern shower fitment having rainfall head, low level WC and pedestal wash hand basin, blue wall tiling, frosted window, radiator.

GARAGE

Single garage with up and over door and parking to the front for one vehicle and capacity to create further parking to the rear of the garage.

EXTERNALLY



There is walled garden to the front of the property and fell views with an enclosed garden to the rear.

FACILITIES

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

DIRECTIONS

From Whitehaven precede along the A595 until approaching

Egremont. At the roundabout/petrol station turn left on to East Road, follow this road until approaching Brisco Mount on your left where the property can be located bearing 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.

COUNCIL TAX

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

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 £137. 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 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?

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.

WHAT HAPPENS NEXT?

Please see our website for further information.

MORTGAGE ADVICE

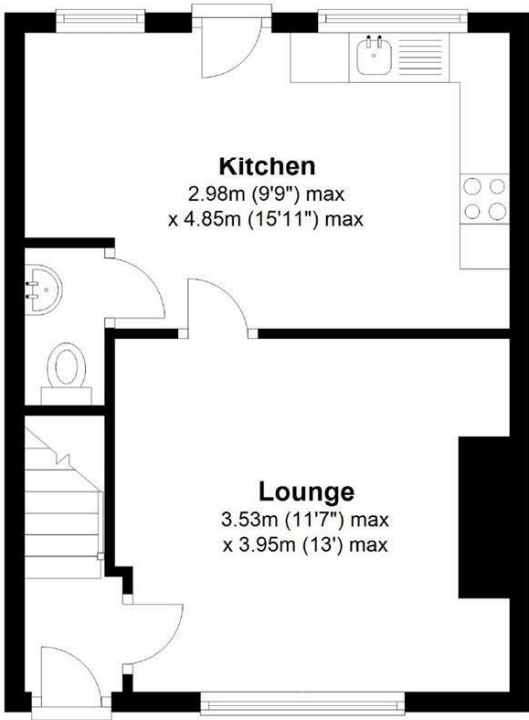
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

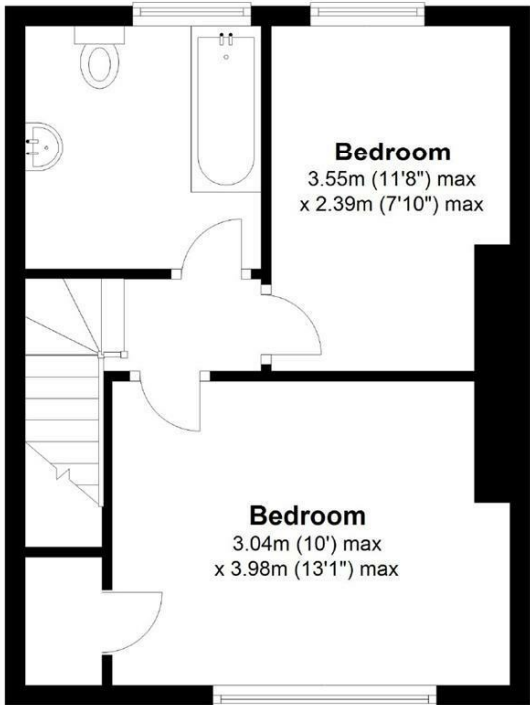
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

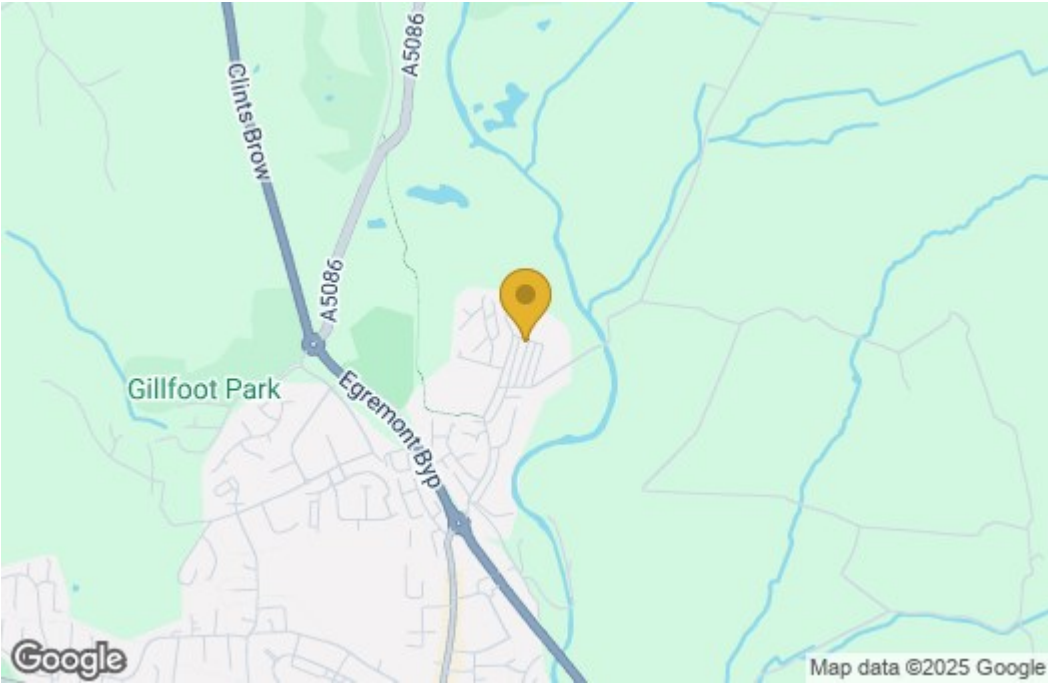
Ground Floor



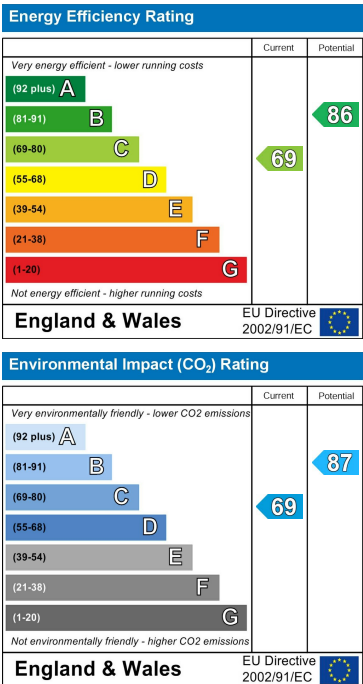
First Floor



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.