2 Temple Terrace, Seascale, CA20 1AL

£825 Per Calendar Month

PLEASE APPLY ON OUR WEBSITE. This adorable village property will amaze you with its perfect blend of traditional features and contemporary fittings. Set in the village of Gosforth with great rural appeal, this cottage is waiting for someone to cosy up by the stove and will make this the most delightful of homes.

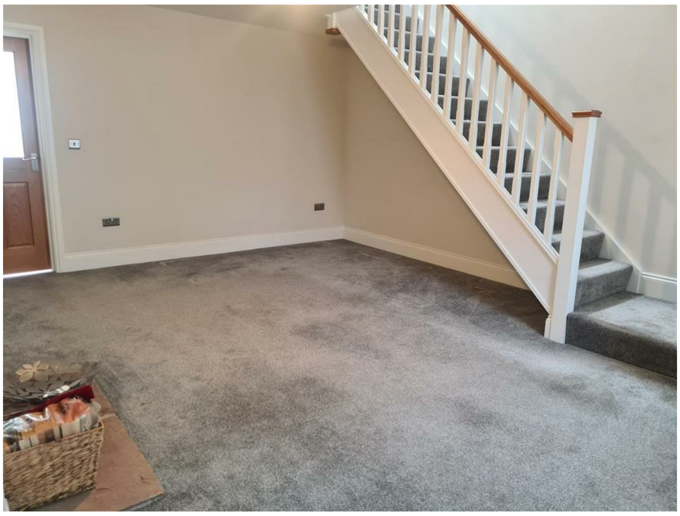
The interior is light and spacious and includes entrance hall, a great living room with multi fuel stove, modern kitchen, two double bedrooms and contemporary bathroom. There is an allocated parking space to the rear of the property. Just move straight in - all the hard work has been done!

ENTRANCE PORCH

Radiator, part glazed door to:

LOUNGE

19'7" x 14'4" (5.96 x 4.37)



Front aspect sash window, two radiators, multi fuel stove set on natural stone hearth, stairs to first floor. Door to:

KITCHEN

13'3" x 9'1" (4.03 x 2.77)


Rear aspect sash window, fitted with a range of Dacka base, drawer and wall units with tobacco oak worktop over and up stands, complementary cream tiled splash backs, 1.5 stainless steel sink with mixer tap, induction hob, stainless steel extractor fan, Elite wall mounted gas boiler, integrated dish washer, fridge freezer, integrated washing machine, radiator, door to external rear.

FIRST FLOOR STAIRS AND LANDING

Loft access, sun tunnel, access to:

BEDROOM ONE

14'4" x 10'6" (4.37 x 3.21)


Front aspect sash window and additional window with window seat, two double storage cupboards, radiator.

BATHROOM

6'11" x 6'8" (2.12 x 2.04)


Three piece suite in white comprising low level WC housed within tiled unit, pedestal wash hand basin and bath with mixer tap and shower over, radiator, fully tiled in grey granite-effect with complementary grey and black border, tiled flooring.

BEDROOM TWO

10'6" x 8'4" (3.21 x 2.53)

Rear aspect sash window, double storage cupboard, radiator.

EXTERNAL REAR


Shared driveway, allocated parking space.

DIRECTIONS

At the traffic signals turn right onto the A595. At roundabout take the 3rd exit onto the A595. At roundabout take the 2nd exit onto the A595. At Egremont roundabout take the 2nd exit onto the A595. At St Thomas Cross roundabout take the 2nd exit onto the A595. At Thornhill Junction continue forward onto the A595. At roundabout take the 2nd exit onto the A595. At Gosforth crossroads turn left . At mini-roundabout turn left onto The Square.

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.

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. 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.

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 £190. 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

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 THE PROPERTY?

The property will be managed by your landlord.

WHAT HAPPENS NEXT?

Please see our website for further information.

MORTGAGE ADVICE

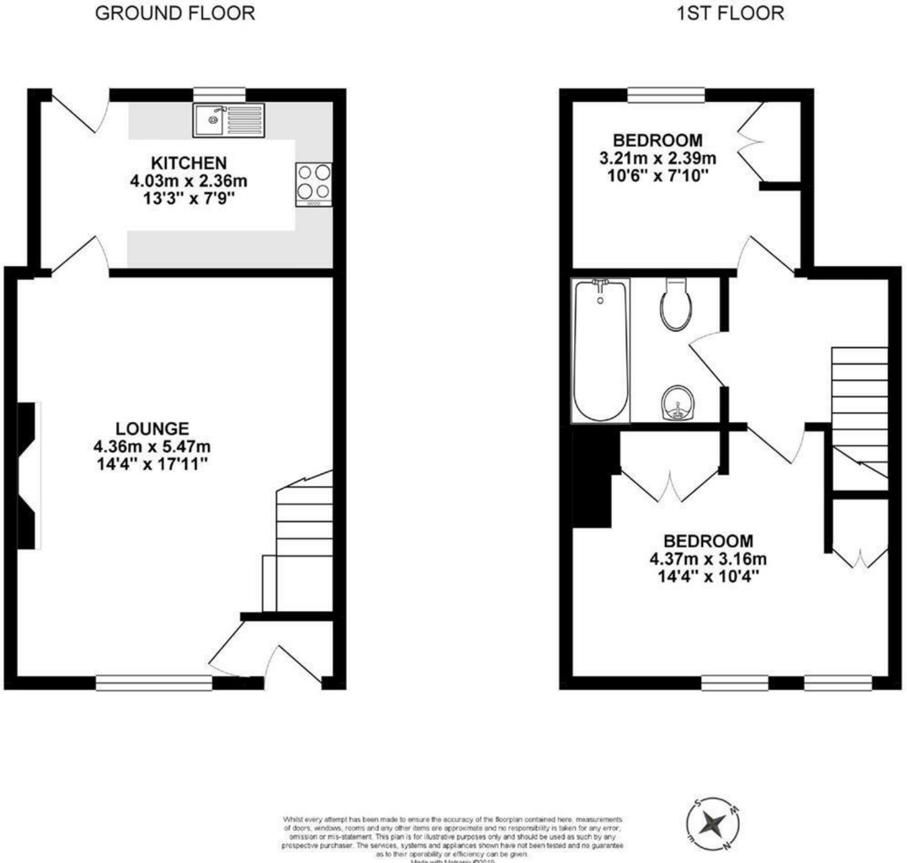
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the

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