GRISDALES
PROPERTY SERVICES

37 Dent View, Egremont, CA22 2ET

£750 Per Calendar Month

PLEASE APPLY ON OUR WEBSITE

This fantastic property is beautifully presented throughout and looking for a new tenant, available from Mid December. Could this be you????

The property is deceptively spacious with a lovely light and airy lounge/diner leading into the conservatory. The kitchen is fully equipped with a built in washing machine and fridge. On the first floor there are three tastefully decorated bedrooms and a fabulous contemporary bathroom. There is also the added bonus of low maintenance enclosed rear garden, with composite deck as well as a single garage and parking for 2 cars. What more could you need?

ENTRANCE HALL

Double glazed door, telephone point, wooden flooring.

LOUNGE

12'1" x 13'3" (3.687 x 4.049)

Double glazed window, gas fire with decorative surround, sofa and arm chair with matching foot stool, side table, TV stand with two matching tables, radiator, wooden flooring.

DINING AREA

11'10" x 7'7" (3.604 x 2.302)

Table with six matching chairs, wooden flooring, radiator. Double doors leading to:

CONSERVATORY

8'1" x 11'2" (2.457 x 3.402)

Fully UPVC, french doors to rear garden and radiator.

KITCHEN

10'9" x 9'0" (3.286 x 2.733)

Double glazed window and door, range of wall and base units with complementary work surfaces, stainless steel five ring gas hob, extractor hood, electric double oven, microwave, integral fridge, washing machine, tiled floor, radiator.

STAIRCASE AND LANDING

Loft access hatch, building in storage cupboard housing Baxi boiler.

BATHROOM
6'9" x 5'5" (2.068 x 1.661)

Double glazed window, WC, wash hand basin, P-shaped bath with shower over, extractor fan, stainless steel ladder radiator, tiled floor.

BEDROOM ONE
11'8" x 11'0" (3.559 x 3.348)

Double in size, double glazed window, double bed, free standing wardrobe, chest of drawers, two bedside units, radiator, wooden flooring.

BEDROOM TWO
11'8" x 12'6" (3.552 x 3.805)


Double in size, double glazed window, large built in wardrobes with sliding doors, double bed, dressing table, two bedside units, radiator.

BEDROOM THREE
8'5" x 7'0" (2.569 x 2.131)

Double in size, double glazed window, three-quarter bed, wardrobe, shelving, radiator.

FACILITIES
Heating is by way of gas central heating

EXTERNALLY




To the front of the property there is a open plan front garden which will be maintained by the Landlord.
To the rear of the property there is enclosed low maintenance garden with composite decking area and access to the garage.
Parking is available at the rear of the property.

GARAGE
Power and tumble dryer.

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 from a tenant to reserve a property. This is one weeks rent and for this property will be £173. 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.

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. 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.

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.

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 for an FREE appointment to discuss this plan with Kirsty, our Protection Specialist.

WHAT HAPPENS NEXT?

Please see our website for further information.

MORTGAGE ADVICE

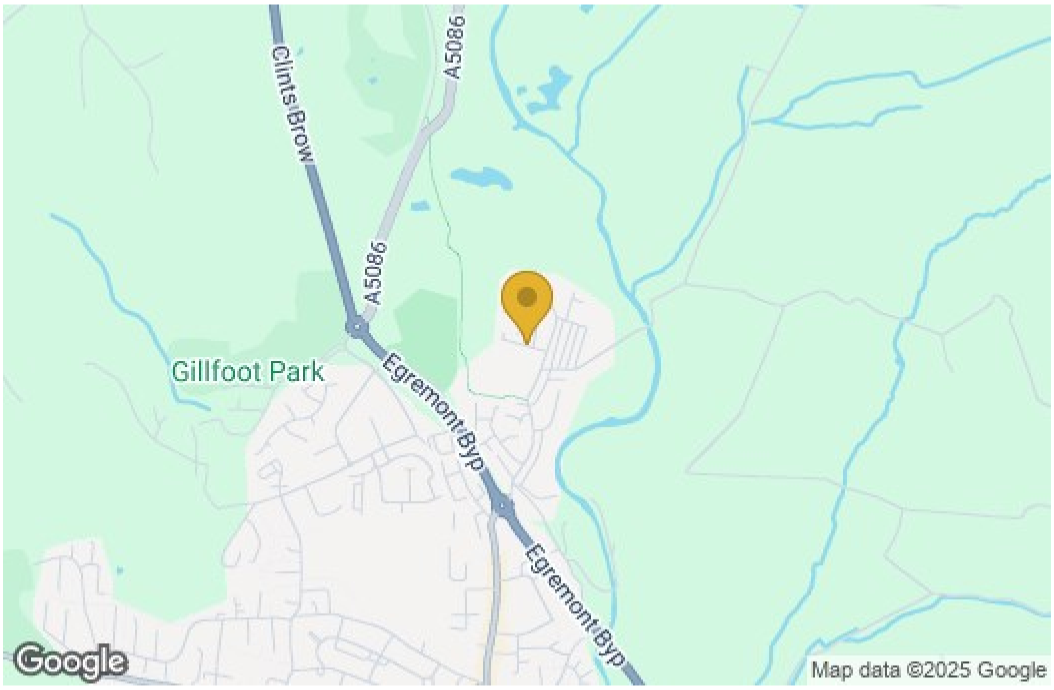
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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