



GRISDALES

PROPERTY SERVICES



10 Vale View, Egremont, CA22 2RG

£650 Per Month

PLEASE APPLY ON OUR WEBSITE

This low maintenance, furnished, two DOUBLE bedroom property, is only a short walk away from Egremont Town Centre and within easy reach of the A595 and our areas largest employment hub, Sellafield - AVAILABLE MID MARCH 2026

The property comprises of a spacious lounge, kitchen diner along side two double bedrooms and bathroom to the upper levels. A recently renovated balcony provides an external seating area where you can enjoy the sound of the river flowing.

Parking is on street near to the front of the property on a first come basis.

Helping you find your perfect new home...

www.grisdales.co.uk

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

ENTRANCE

Is via a uPVC front door leading into:

KITCHEN/DINER

DINING AREA

14'1" x 11'10" (4.30 x 3.62)



Front aspect double glazed window; radiator; tiled flooring. Stairs leading to first floor.

KITCHEN AREA

17'1" x 7'10" (5.21 x 2.39)



With a range of wooden wall and base units with complementary work surfaces; stainless steel sink and drainer unit; plumbing for washing machine. Upvc marble style wall panelling. Rear aspect double glazed window.

DOWNSTAIRS BATHROOM

8'2" x 4'9" (2.50 x 1.47)



With a 3-piece suite comprising of bath, with overhead shower, WC and wash hand basin. 2 rear aspect, frosted windows; tiled flooring; chrome ladder style radiator.

FIRST FLOOR LOUNGE

16'1" x 14'9" (4.92 x 4.50)



Two front aspect double glazed windows; radiator; electric fire. Sliding doors leading to balcony area. Storage cupboard housing wall mounted Worcester boiler.

BEDROOM 1

15'7" x 9'2" (4.76 x 2.80)



Front aspect double glazed window. Double in size. Decorative fireplace. Radiator.

2ND FLOOR LANDING

Decorative wooden sash window.

BEDROOM 2

14'4" x 11'6" (4.39 x 3.51)



Two front aspect double glazed windows. Double in size.; radiator.

Hatch leading to loft space.

Door leading to a small room with walk-in shower, uPVC marble style wall panelling and ceiling spotlights.

EXTERNALLY



Parking is by way of on street.

To the rear of the property there is a balcony area overlooking the river.

DIRECTIONS

From Whitehaven travel South on the A595 to Egremont, through the town, over the bridge and the property is 250 yards on the left hand side, displaying a Grisdales to let sign.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) 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.

THE CONSUMER PROTECTION REGULAT

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.

*Please note these details have yet to be approved by the landlord.

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.

THE TENANCY

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

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.

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.

It is recommended that you hold adequate insurance to protect against accidental damage caused by the Tenant to the Landlords Fixtures and Fittings at the premises as described in the Inventory. You should also consider insuring your own possessions. Please speak to Grisdales for further information.

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 to speak with our Protection Specialist.

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.

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

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.

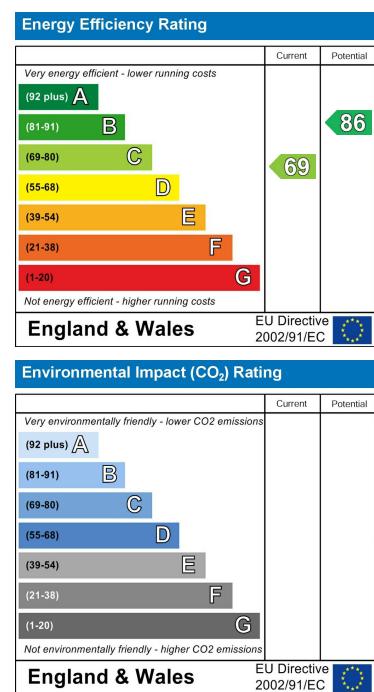
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

Floor Plan

Area Map



Energy Efficiency Graph



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.