


217 Frizington Road, Frizington, CA26 3SP

£650 Per Month

PLEASE APPLY ON OUR WEBSITE

Positioned on Frizington Road, this attractive mid-terrace home offers a superb blend of comfort and contemporary living. The property features a well-proportioned double bedroom alongside a versatile single bedroom, making it an excellent choice for couples, small families, or those in need of a home office or guest room.

Inside, the home has been thoughtfully updated with new carpets throughout. It is ideally located within easy reach of local employment hubs and everyday amenities, it's perfectly suited to those seeking both convenience and a relaxed lifestyle, with a straightforward commute.

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

THINGS YOU NEED TO KNOW
The property benefits from mains gas, electric, water and drainage.

ENTRANCE
Via UPVC front door into

LOUNGE
12'9" x 10'9" (3.91 x 3.28)


Front aspect double glazed window, radiator and fireplace. Door leading to

INNER HALLWAY
Stairs leading to the 1st floor.

KITCHEN DINER
12'10" max x 9'7" (3.92 max x 2.94)


Range of wooden wall and base units with complementary work surfaces, inset sink and drainer unit, integrated electric oven, and gas hob with extractor fan above. Decorative grey wall tiling, rear aspect double glazed window, radiator and understairs storage cupboard. Space for small dining table. Door leading to:

UTILITY
5'11" x 6'1" (1.81 x 1.87)

Wall mounted boiler, plumbing for washing machine, wooden base units, radiator, rear aspect double glazed window, UPVC door leading to rear external.

BEDROOM ONE
12'10" x 10'11" (3.92 x 3.33)


Front aspect double glazed window, radiator, double in size, decorative fireplace.

BEDROOM TWO
6'5" x 8'0" (1.98 x 2.45)


Rear aspect double glazed window, radiator, single in size.

BATHROOM
4'5" x 9'7" (1.36 x 2.94)

Three-piece suite comprising bath, WC, and wash basin. heated towel rail, rear aspect, frosted double glazed window, storage cupboard.

EXTERNAL

Parking is by way of on street to the front of the property. There is a yard area that is shared between 217 and three neighbouring properties.

DIRECTIONS
The property is best approached from Whitehaven turn left to Frizington (just after the swimming baths) and continue to the village and to the mini roundabout. Take the 3rd exit onto Frizington Road and number 217 is on the right hand side.

W3W: ///prune.eagles.hats

COUNCIL TAX
We have been advised by Cumberland Council (03003733730) 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 REGULATIONS 2008/VIEWINGS
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.

DAMAGE DEPOSIT
NO DESPOSIT TO BE TAKEN.

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. If

the landlord decides to proceed with your application you will be offered a viewing and, if successful, request that you are referenced. You will need to complete a further on-line 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

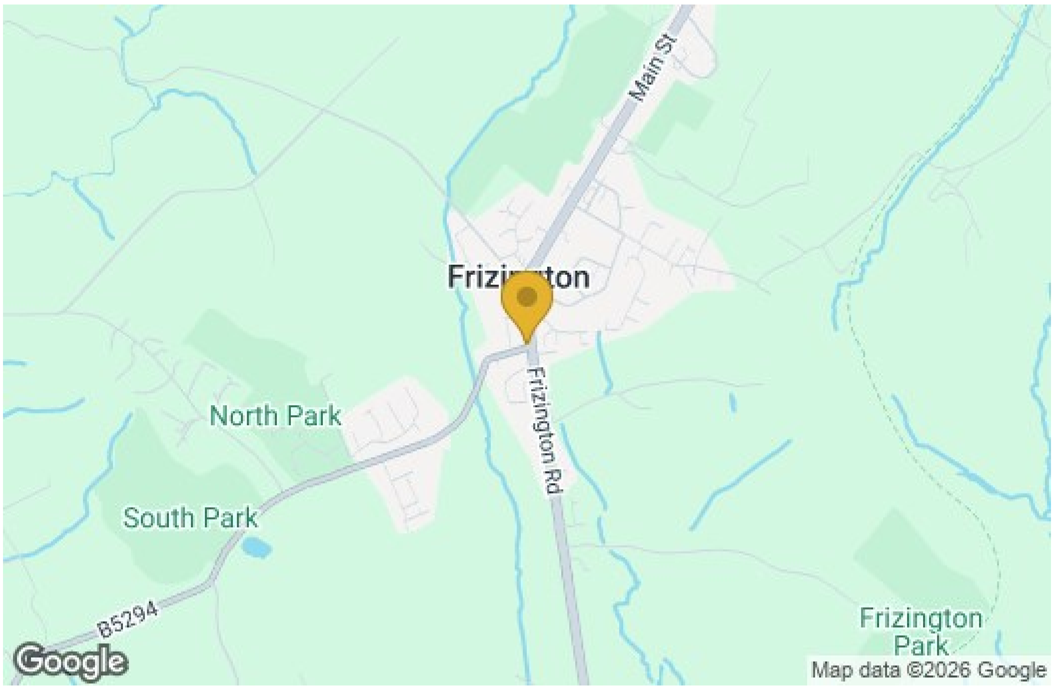
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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