GRISDALES
PROPERTY SERVICES

29 Princes Street, Cleator, CA23 3EN

£775 Per Month

PLEASE APPLY ON OUR WEBSITE

This property can be offered on a furnished or unfurnished basis.

Bright and spacious three-bedroom furnished home finished in a modern neutral style throughout. Each bedroom is generously sized, easily accommodating a double bed, and benefits from built-in storage for added convenience.

The property offers a welcoming lounge diner, perfect for relaxing or entertaining, alongside a spacious kitchen diner with plenty of room for everyday living and dining. Tastefully presented throughout, the home provides a light, airy feel and versatile accommodation ideal for families or professionals alike.

To the rear, the property also benefits from convenient off-road parking. A well-maintained and comfortable home ready to move straight into.

FURNITURE
*Note: The property can be offered on a furnished or unfurnished basis.

ENTRANCE
Via UPVC part glazed door into:

HALLWAY
Radiator. Stairs to first floor, door leading to

LOUNGE/DINER
23'8" x 18'11" max (7.22 x 5.78 max)

Front aspect double glazed window. 2 radiators. Patio doors leading to rear external. Furniture included: 2 sofas, chair, coffee table, nest of tables, TV unit, dining table and six chairs. Door leading to

KITCHEN/DINER
19'11" x 12'6" max (6.08 x 3.83 max)

Range of wooden wall and base units with complimentary work surfaces. Integrated electric oven and gas hob with extractor fan above. Wall mounted Baxi boiler. Side aspect double glazed window. Inset sink and draining unit, grey wall tiling. Items included within let: Freestanding washing machine, dishwasher, fridge and separate freezer, dining table with four chairs.

INNER HALLWAY
Door leading to rear external. Door leading:

DOWNSTAIRS SHOWER ROOM

Three piece suite comprising of walk in shower, W.C and wash basin. Rear aspect window.

STAIRS TO FIRST FLOOR LANDING
Side aspect double glazed window. Loft hatch. Doors leading to

BATHROOM
5'2" x 7'11" (1.60 x 2.43)

Three piece suite comprising of bath with overhead shower, W.C and wash basin. Rear aspect frosted double glazed window. Radiator. Decorative white and blue wall tiling.

BEDROOM ONE
13'11" x 11'10" (4.25 x 3.62)

Double in size. Radiator. Rear aspect, double glazed window. Furniture included: Double bed base and mattress, two bedside cabinets, chest of drawers, tallboy chest, fitted wardrobe storage also in this room.

BEDROOM TWO
11'4" x 11'7" (3.46 x 3.55)

Double in size. Radiator. Front aspect double glazed window. Furniture included: Bed base and mattress, two bedside cabinets, freestanding wardrobe.

BEDROOM THREE
7'8" x 10'4" (2.34 x 3.16)

Small double in size. Radiator. Front aspect double glazed window. Furniture included: Bed base and mattress.

EXTERNALLY

There is a parking space to the rear of the property, with additional unallocated street parking to the front.

DIRECTIONS
W3W///reclined.flies.prettiest

COUNCIL TAX - CUMBERLAND
Cumberland Council (0300 373 3730) advise that this property is in Tax Band B

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
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.

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 £178

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 Periodic Tenancy.

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 a FREE appointment to discuss this plan 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.

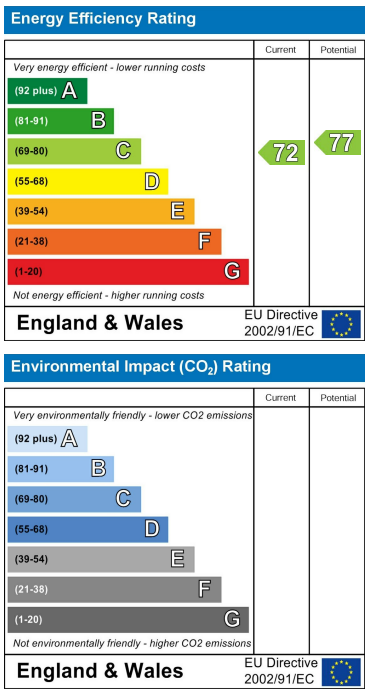
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.