



GRISDALES

PROPERTY SERVICES



30 Scawfell Crescent, Seascale, CA20 1LG

£850 Per Calendar Month

PLEASE APPLY ON OUR WEBSITE

Welcome to this three bedroom semi detached house located in the popular coastal village of Seascale with all local amenities, travel routes and major local employment centres. This property comes unfurnished and is available for occupation immediately. The property briefly comprises of entrance porch, entrance hall, dining room, kitchen, rear hall, utility area and lounge, and to the first floor you will find two double bedrooms and one single. Externally there are large gardens to the rear with the benefit of a driveway and garage.

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

FRONT EXTERNAL



ENTRANCE PORCH

Double glazed door.

ENTRANCE HALL

Double glazed window, radiator.

LOUNGE

14'3" x 10'7" (4.332 x 3.226)



Double glazed window, gas fire, TV unit, telephone point, TV point, radiator.

KITCHEN/DINER

20'7" x 10'7" (6.279 x 3.229)



Double glazed door, two double glazed windows, radiator, range of wall and base units, inset stainless steel sink unit, electric oven, ceramic hob, extractor hood, two radiators, store cupboard.

GIFTED USE OF FRIDGE, FREEZER AND CHEST FREEZER.

REAR HALL

Double glazed door.

CLOAKROOM

W.C., double glazed window

STAIRCASE/LANDING

Double glazed window.

BATHROOM

5'7" x 6'5" (1.693 x 1.951)



Double glazed window, radiator, W.C., wash hand basin, p-shaped bath with electric shower over.

BEDROOM ONE

13'11" x 8'10" (4.252 x 2.682)



Double in size, double glazed window, radiator, built in cupboard, further built in cupboard housing hot water tank.

BEDROOM TWO

11'2" x 10'7" (3.416 x 3.225)



Double in size, double glazed window, radiator, built in storage cupboard.

BEDROOM THREE

9'2" x 10'7" (2.806 x 3.225)



Single in size, double glazed window, radiator.

GARAGE



Electric door and uPVC door to rear.

REAR EXTERNAL



Deceivingly large gardens with grassed lawned and seating areas.

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. This 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 in accordance with the Tenancy Agreement.

THE TENANCY

The property is offered on a periodic 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 £196. 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

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. 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.

WHAT HAPPENS NEXT?

Please see our website for further information.

MORTGAGE ADVICE

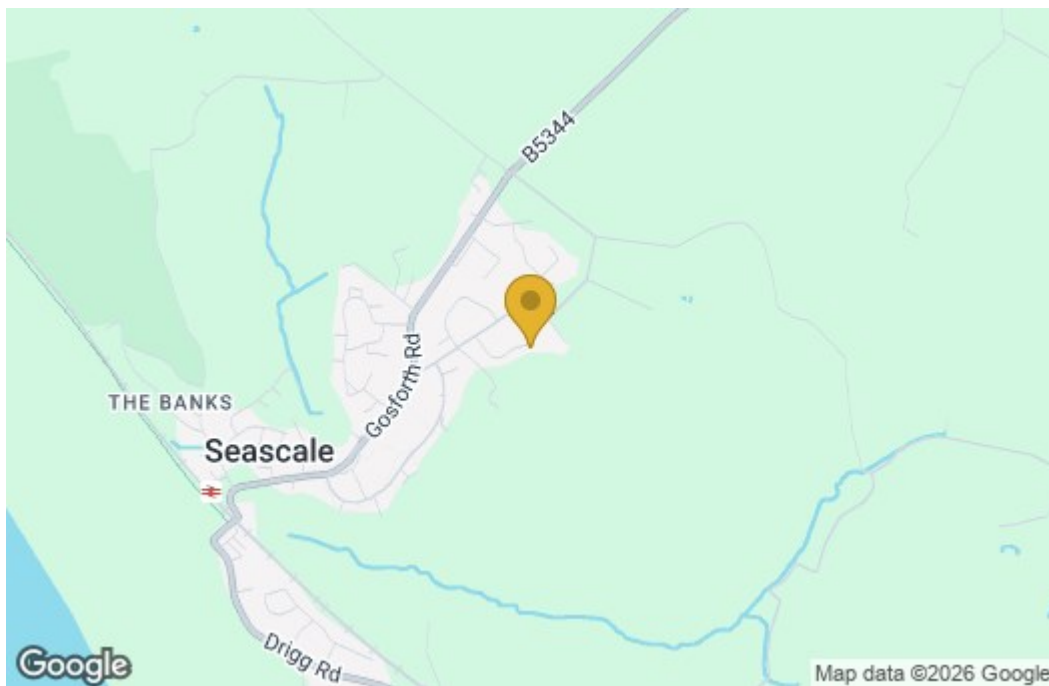
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

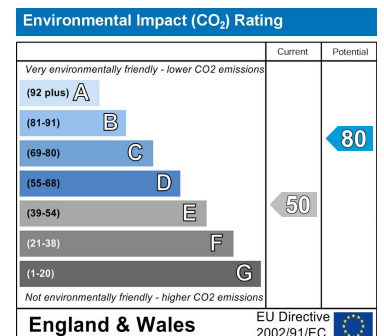
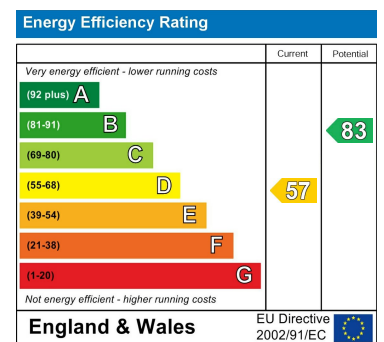
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.