



GRISDALES

PROPERTY SERVICES



3 The Mews, Cleator Moor, CA25 5RN

£950 Per Calendar Month

PLEASE APPLY VIA OUR WEBSITE Its not very often a property of this quality comes to the rental market... AVAILABLE NOW

This beautifully furnished barn conversion is extremely well presented to a very high standard throughout. It is tucked away in a lovely quiet area yet still handily located between the towns of Cleator Moor and Whitehaven. The property benefits from a spacious dining kitchen with integrated appliances, homely lounge and cloakroom on the ground floor. On the first floor there are two double bedrooms one of which has an ensuite, and modern bathroom . Externally there is parking available and the property enjoys countyside views.

Helping you find your perfect new home...

www.grisdales.co.uk

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ACCOMMODATION

ENTRANCE HALL

Tiled flooring, solid wood door.

CLOAKROOM



Tiled floor, wash hand basin, W.C, extractor fan.

KITCHEN/ DINER



French doors, tiled floor range of wall and base units with complimentary work surfaces, inset stainless steel sink unit, stainless steel electric oven, four ring ceramic hob, extractor hood, American style fridge freezer, integrated washing machine, integrated dish washer, table with matching chairs.

LOUNGE



French doors, windows, wooden flooring, two large sofas, TV & unit, Wood burning stove.

MASTER BEDROOM



Double in size, window, radiator, double bed, two bedside units, side table, Walk in wardrobes

ENSUITE



Fully tiled, Velux window, bath, W.C, wash hand basin, extractor fan, stainless steel ladder radiator.

BEDROOM



Double in size, window, radiator, double bed, two bedside units, Walk in wardrobes

ENSUITE



Velux window, large shower cubicle, wash hand basin W.C, extractor fan, stainless steel ladder radiator.

EXTERNALLY



Parking available to the front of the property and also a communal garden space.

FACILITIES

Heating is by way of underfloor heating and a wood burning fire on the ground floor and radiators on the first floor.

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.

THE TENANCY

The property is offered on a Periodic 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 Gridsdales. The application form is on our website – please go to www.gridsdales.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.

HOLDING DEPOSIT

Gridsdales takes a Holding Deposit from a tenant to reserve a property. This is one weeks rent and for this property will be £219.00

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, Gridsdales 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 Gridsdales.

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 Gridsdales, 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 Gridsdales 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 with Lewis Morgan, our Protection Specialist.

WHAT HAPPENS NEXT?

Please see our website for further information.

MORTGAGE ADVICE

Gridsdales 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 Gridsdales office.

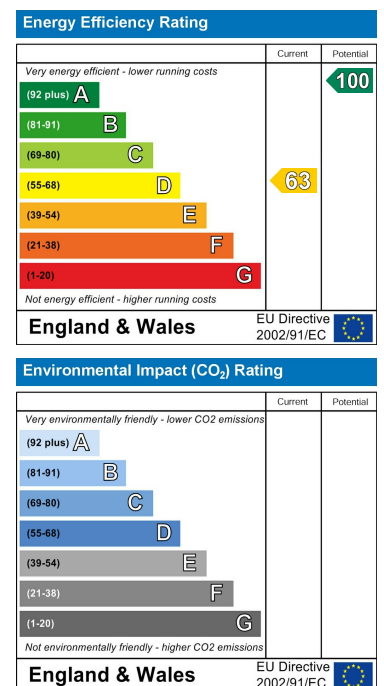
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.