



# GRISDALES

PROPERTY SERVICES



## 7 Alder Avenue, Maryport, CA15 7AL

**£975 Per Calendar Month**

Step into your dream home!

This stunning three-bedroom detached property is immaculately presented and beautifully maintained, ready for you to move straight in. Sitting slightly elevated on a popular residential development, it boasts west-facing views stretching over rooftops to the countryside beyond. A driveway leads to a single garage, while the easy-to-maintain front and rear gardens add both curb appeal and outdoor enjoyment. Inside, the modern kitchen is a chef's delight, perfect for both cooking and entertaining, the lounge is warm and inviting, the bedrooms are generous in size, and the sleek, stylish bathroom fittings complete this delightful home.

This is a property where comfort meets contemporary living—truly a place you'll be proud to live in.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T: 01900 829 977 | E: [cockermouth@grisdales.co.uk](mailto:cockermouth@grisdales.co.uk)

## THINGS YOU NEED TO KNOW

Gas central heating  
Double glazing

## ENTRANCE

The property is accessed via a composite door leading into:

## INNER LOBBY

With wood effect vinyl floor covering. Opens up to:

## INNER HALLWAY

With stairs to the first floor, part-glazed door leading into the lounge and door to:

## CLOAKROOM

4'7" x 3'9" (1.40 x 1.15)



With low-level wc and wash basin with cupboard below. Frosted window to the front and continuation of hall flooring.

## LOUNGE

19'4" x 12'6" (max) (5.91 x 3.83 (max))



A lovely room with patio doors to the rear and window to the front. Wall-mounted electric fire and television point. Door leading into:

## KITCHEN/DINER

19'4" x 12'11" (max) (5.90 x 3.94 (max))



Fitted with a range of base units in off-white with chrome handles and an oak effect laminate worktop over with matching upstand. Includes a range of low-level cupboards. The dining area has ample space for a dining table.

Includes stainless steel sink with mixer tap, 5-ring gas hob with curved glass and stainless steel extractor fan, integrated fridge, integrated freezer and integrated double electric oven. Continuation of wood effect vinyl floor covering, spotlights, windows to the front and rear and under stairs storage cupboard.

## UTILITY ROOM

8'4" x 6'4" (2.56 x 1.94)



Fitted with a range of base and wall units to match those in the kitchen. UPVC door leading to the rear and pedestrian door into the garage.

## FIRST FLOOR LANDING

Window to the rear.

### BEDROOM 1

12'8" x 11'2" (3.88 x 3.42)



Double room to the front. Cupboard with shelf and hanging rail.

### BEDROOM 2

11'4" x 10'11" (3.46 x 3.34)



Double room to the front.

### BEDROOM 3

9'4" x 7'8" (2.87 x 2.35)



Spacious single room to the rear.

### BATHROOM

7'10" x 5'5" (2.41 x 1.66)



4-piece suite comprising bath with mixer tap, pedestal wash basin, low-level wc and shower enclosure with curved screen in chrome frame and wall-mounted chrome shower with attachments. Fully fitted throughout with white tiles with black inserts. Black tiled floor, frosted window to the rear, spotlighting and chrome ladder style radiator.

### SINGLE GARAGE

Up-and-over door with access via the driveway pedestrian door in the Utility.

### FRONT GARDEN

Laid to lawn.

### REAR GARDEN



Patio, astroturf and large borders to the side and rear.

### OUTLOOK

From the front there is a pleasing outlook over rooftops towards countryside in the distance.

### DIRECTIONS

The property is best approached by turning off the main Maryport to Cockermouth road in to Meadow Way - Alder Avenue is the fourth cul-de-sac on the right.

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### COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band C.

## 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.

## 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 take a Holding Deposit from a tenant to reserve a property. This is one week's rent and for this property this will be £225.

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, Grisdals 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 Grisdals.

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?

For peace of mind, the property will be managed by Grisdals.

## 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 Grisdals 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 Grisdals. The application form is on our website – please go to [www.grisdals.co.uk](http://www.grisdals.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 Grisdals, 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

Grisdals works with The Right Advice Cumbria (Bulman

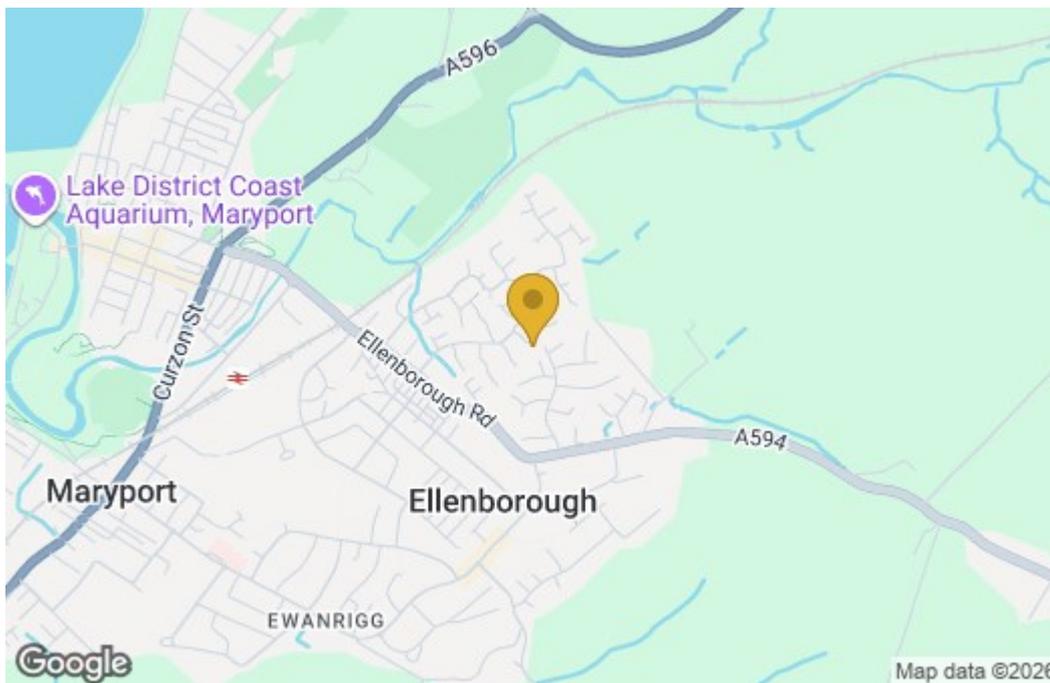
Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

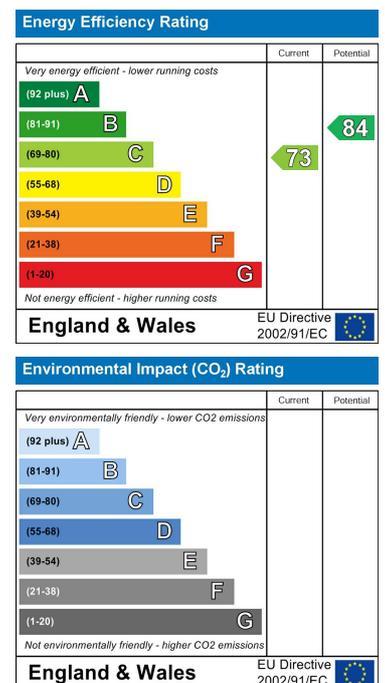
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

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.