



## 8 Wall Street, Workington, CA14 2XU

**£600 Per Calendar Month**

This well-presented two-bedroom mid-terraced house is ideally located within easy reach of both the train station and town centre, making it perfect for commuters and those wanting convenient access to local amenities. In good condition throughout, the property is ready and waiting for its new tenant, offering a comfortable and low-maintenance home. Positioned in a pleasant residential area with an open aspect to the front, it provides an attractive setting while remaining close to all transport links and facilities the town has to offer—ideal for anyone seeking a practical and conveniently located place to live.

## THINGS YOU NEED TO KNOW

Gas central heating.

Double glazing.

## INNER LOBBY

Wood effect vinyl floor. Leading into:

## LOUNGE

25'2" x 12'4" max (7.68 x 3.77 max )



Window to the front, television point, stairs to the first floor and understairs alcove. Wood effect flooring.

## KITCHEN

8'3" x 12'4" (2.53 x 3.76)



Fitted with a range of base and wall units in beech effect with black laminate work top over and matching splash back. Integrated electric oven with four ring electric hob, 1 1/2 bowl stainless steel sink. Space for fridge freezer, space for a small table. Wood effect flooring.

## UTILITY ROOM

5'2" x 5'9" (1.58 x 1.77)

Door to the rear, wall-mounted boiler, worktop and plumbing for a washing machine and space for a second appliance. Wood effect flooring and large window to the rear.

## FIRST FLOOR LANDING

### BEDROOM ONE

12'4" x 10'2" (3.76 x 3.11)



Double room to the front.

### BEDROOM TWO

10'4" x 8'2" max (3.17 x 2.51 max)



Two sets of double cupboards. Spacious single room.

## BATHROOM

5'11" x 6'1" (1.82 x 1.86)



Fitted with bath and shower over, pedestal wash basin and low level WC with ceramic tiling and waterproof panelling around bath. Wood effect flooring.

## REAR YARD



Gate to the rear alley.

## DIRECTIONS

W3W:///employ.notes.soak

## COUNCIL TAX - CUMBERLAND

Cumberland Council (0300 373 3730) advise that this property is 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

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.

\*Please note these details have yet to be approved by the vendors.

(\*to be removed following vendor approval)

## 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

£115.

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 Periodic 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. Please see Grisdals 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 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

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.

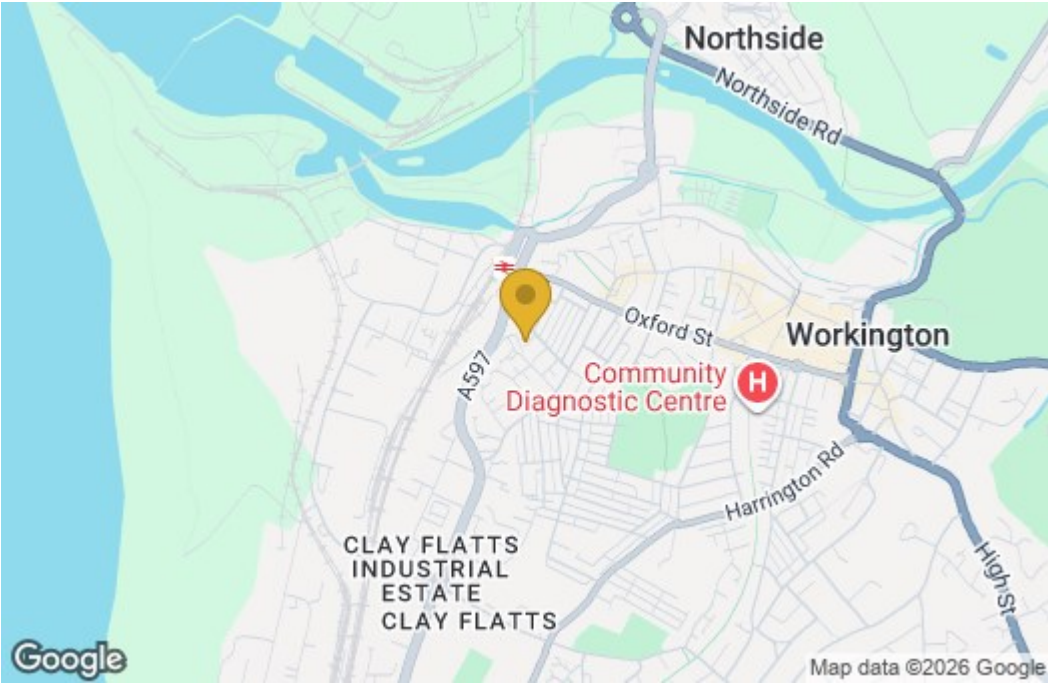
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

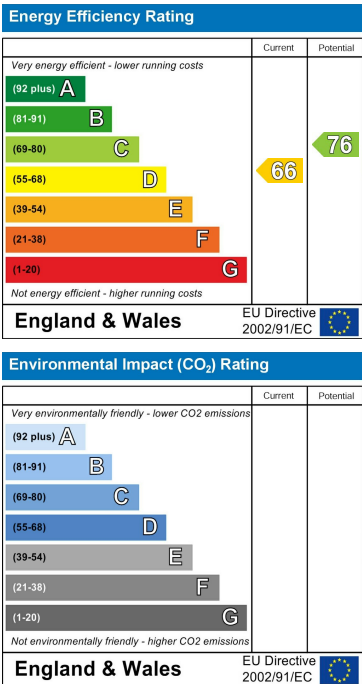
Floor Plan



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