



GRISDALES

PROPERTY SERVICES



4 Gosforth Gate, Seascale, CA20 1AN

£775 Per Month

PLEASE APPLY ON OUR WEBSITE

Beautifully presented 2-bedroom cottage available to rent in a convenient and sought-after location. The property features a modern fitted kitchen, a comfortable living area, two bedrooms and a contemporary bathroom.

Ideal for professionals and couples alike, seeking a comfortable and well-maintained home.

Perfectly situated for commuting to employment at Sellafield, this could be the ideal property for you.

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

ENTRANCE

Entrance is via pink wooden front door into:

LOUNGE/DINER

19'8" x 8'11" (6.01 x 2.74)



Dual aspect double glazed windows, 2 radiators, wooden flooring, understairs storage cupboard, log burning fire. Furniture included within the let: Dining table and chairs, sofa and armchair, side table, TV unit.

KITCHEN

7'11" x 6'1" (2.42 x 1.86)



Fitted with a range of cream wooden wall and base units with complementary work surfaces, integrated electric oven and hob with extractor fan above, inset sink and drainer unit, side aspect double glazed window, wooden door leading to rear external.

STAIRS TO FIRST FLOOR LANDING

Loft hatch, doors leading to:

BEDROOM ONE



Double in size. Radiator. Front aspect double glazed window. Wooden flooring. Furniture included within the let: Double bed and mattress, two side tables, dressing unit.

BEDROOM TWO

9'6" x 6'0" (2.91 x 1.85)



Large single / Small double in size. Rear aspect double glazed window. Radiator. Furniture included within the let: Double bed and mattress, side table.

BATHROOM

6'10" x 6'2" (2.09 x 1.89)



Three piece suite comprising of bath with overhead shower, W.C and wash basin. Heated towel radiator. Dual aspect frosted double glazed windows. Extractor fan. Wall mounted Potterton boiler.

EXTERNALLY



Parking is by way of on street. To the rear there is a small yard with an adjacent grass lawn to the right of the property. Garden shed included for storage alongside further outbuilding storage.

DIRECTIONS

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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, 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 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 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

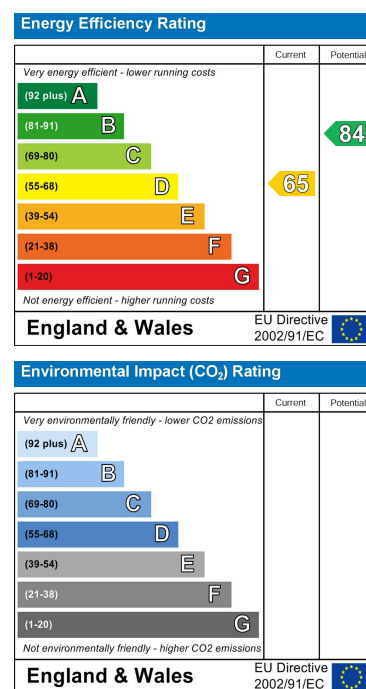
Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? – Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love, should the unexpected happen during the length of the plan – Ask for a FREE appointment to discuss this plan our Protection Specialist.

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.