



# GRISDALES

PROPERTY SERVICES



## 77 Went Meadows Close, Maryport, CA15 7HJ

**£750 Per Calendar Month**

Welcome to this smashing home!

Located in Dearham, a popular village with some great amenities nearby and within easy reach of the west coast towns and industries as well as the Lake District, this lovely two bedroomed semi-detached house has been maintained to an excellent standard and offers great space, ideally suited to a professional person or couple. With modern interiors, off road parking for 2 and an easy-to-look-after enclosed rear garden we just know this will be the perfect home for you!

Helping you find your perfect new home...

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

18 South Street, Cockermouth, Cumbria, CA13 9RT | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

## THINGS YOU NEED TO KNOW

Gas central heating;  
Double glazing.

### ENTRANCE

The property is accessed via a composite door with frosted glazing panel and chrome ironmongery, and that leads into:

### INNER HALL

With stairs to the first floor and door leading into cloakroom and lounge.

### CLOAKROOM

5'4" x 2'11" (1.64 x 0.91)

With low level WC, pedestal wash basin with chrome taps and tiled splash-back, frosted window to the rear.

### LOUNGE

13'11" x 10'0" (4.25 x 3.07)



With window to the front, television point, under-stairs cupboard and door leading into kitchen/dining room.

### KITCHEN/DINING ROOM

13'2" x 7'10" (4.03 x 2.39)



Fitted with a range of base and wall units in wood effect with grey laminate worktop over and matching upstand. Includes integrated electric oven with 4-ring gas hob over, stainless steel splash-back and extractor fan, 1.5 bowl stainless steel sink with mixer tap, washing machine and fridge/freezer. Window to the rear, double glazed doors to the rear and ample space for a dining table.

## STAIRS AND LANDING

Giving access to both bedrooms and the bathroom.

### BEDROOM ONE

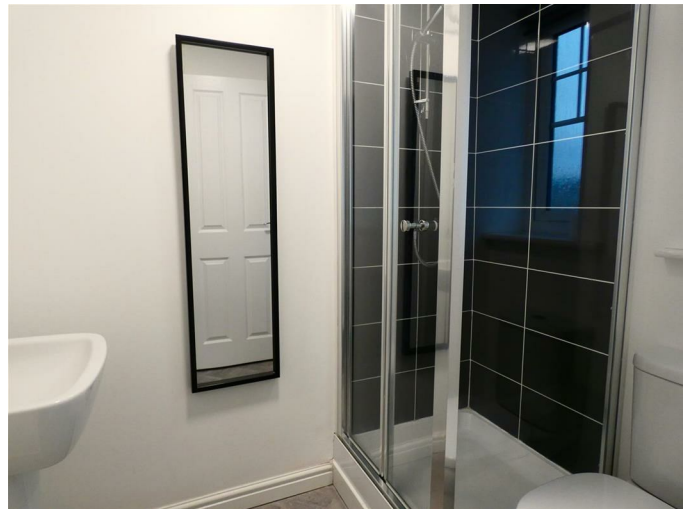
12'3" x 10'0" (3.74 x 3.07)



Double room to the front with cupboard.

### EN SUITE SHOWER ROOM

6'5" x 5'2" maximum (1.97 x 1.59 maximum)



With pedestal wash basin and chrome mixer tap with tiled splash-back, shower within cubicle with chrome shower and attachments, tiled walls and low level WC. Frosted window to the front.

## BEDROOM TWO

9'6" x 6'9" (2.92 x 2.08)



Spacious single bedroom to the rear.

## FAMILY BATHROOM

12'9" x 6'2" (3.91 x 1.89)



Fitted with low level WC, pedestal wash basin with chrome mixer tap and bath and fitted around sanitary fittings with white ceramic tiles. Frosted window to the rear.

## GARDEN



Rear - laid to lawn with good fencing and a small paved area immediately in front of the property.

Front - small garden area to the front.

## PARKING

There is off road parking for 2 cars at the front.

## DIRECTIONS

The property is best approached by taking the Cockermouth to Maryport Road. Continue straight on at the crossroads in Dearham and pass the bakery on your left and the garage on your right. Went Meadow Close is signposted on your right hand side.

## COUNCIL TAX

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

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

## 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/VIEWINGS

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.

Alternatively, ask Grisdales about the ZERO DEPOSIT GUARANTEE which is available for this property (subject to conditions). Costs are a set up fee of £49 and a payment equivalent to one weeks rent. After that there is an annual renewal fee of £17.50 paid to Zero Deposit.

## **HOLDING DEPOSIT**

Grisdales takes a Holding Deposit for from a tenant to reserve a property. This is one week's rent and for this property will be £173

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.

## **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 Grisdales.

## **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 Grisdales 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 for an FREE appointment to discuss this plan with Lewis Morgan, our Protection Specialist.

## **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](http://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.

## **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.

## **Z LETS BROCHURE 14 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.

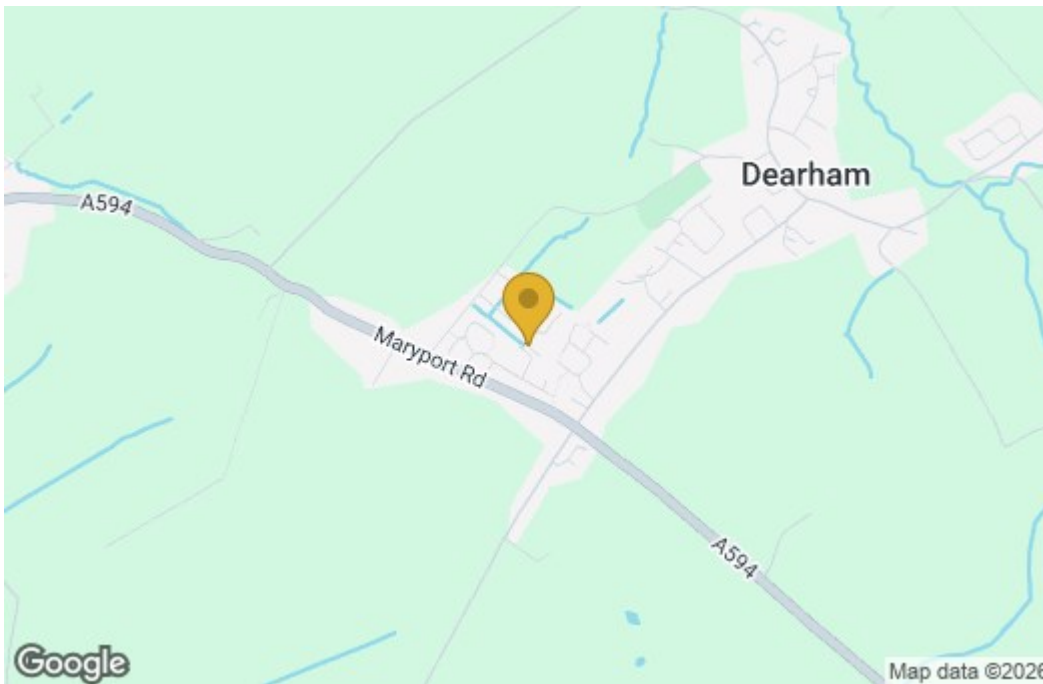
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more

about how we can assist you, just call your nearest Grisdales office.

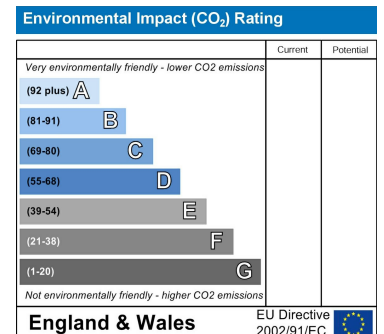
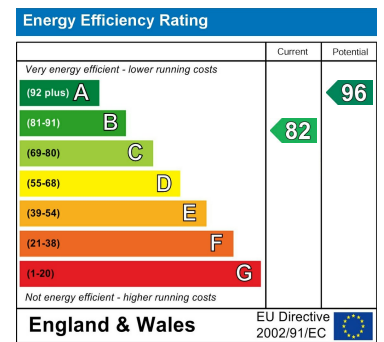
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

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.