



GRISDALES

PROPERTY SERVICES



14 Finkle Street, St. Bees, CA27 0BN

£895 Per Calendar Month

PLEASE APPLY VIA OUR WEBSITE

A home away from home.... if you are working in the area and looking for a modern base to call home, then take a look at this! Recently renovated, this two bedroom cottage is available from September and is offered on a fully furnished basis and would suit a single occupier.

Sitting pretty in St Bees with local pubs, the beach and train station right on your doorstep! As well as easy access to the A595 for those commutes in the direction of either Whitehaven or Egremont.

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

LOUNGE

18'7" x 12'1" (5.68 x 3.70)



Flame effect electric fire set in marble surround. Front aspect window. 2 radiators. Under stair storage cupboard. Tv point. Telephone point. Stairs to the first floor landing. Door to:

KITCHEN

10'6" x 10'4" (3.21 x 3.15)



Contemporary style, recently fitted kitchen comprising of a range of wall and base units with complementary marble effect work surfaces. Integral fridge. Integral freezer. Integral electric oven with hob and extractor hood over. Integral dishwasher, integral washing machine, Inset sink unit with draining board. Rear aspect double glazed window. Upvc double glazed door. Radiator. Tiled flooring.

STAIRS AND FIRST FLOOR LANDING

Stairs are accessed from the lounge. First floor landing has Velux window. Doors to:

BEDROOM 1

12'9" x 9'10" (3.91 x 3.02)



Double bedroom with front aspect window. Feature fireplace. Radiator.

BATHROOM



White 4-piece suite comprising of bath, with mixer tap and shower head over, separate corner shower cubicle, WC and wash hand basin set in storage. Ladder style radiator. Extractor fan. Fully tiled walls and flooring.

BEDROOM 2

10'6" x 10'5" (3.21 x 3.20)



Double/twin bedroom, with restricted headspace. Radiator. Velux window.

EXTERNALLY



Parking is on street and to the rear of the property is a rear yard, shared with one neighbouring property, small outbuilding and gated access to the rear lane.

DIRECTIONS

Travelling South from Whitehaven on the B5345 into the village of St Bees past the Public School on the left hand side, over the railway line taking the next turn on the left hand side onto Finkle Street.

COUNCIL TAX

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

VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931

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.

THE TENANCY

The property is offered on an Assured Periodic Tenancy.

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, 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

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 £206.00

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, 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.

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.

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.

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 to speak with our Protection Specialist.

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

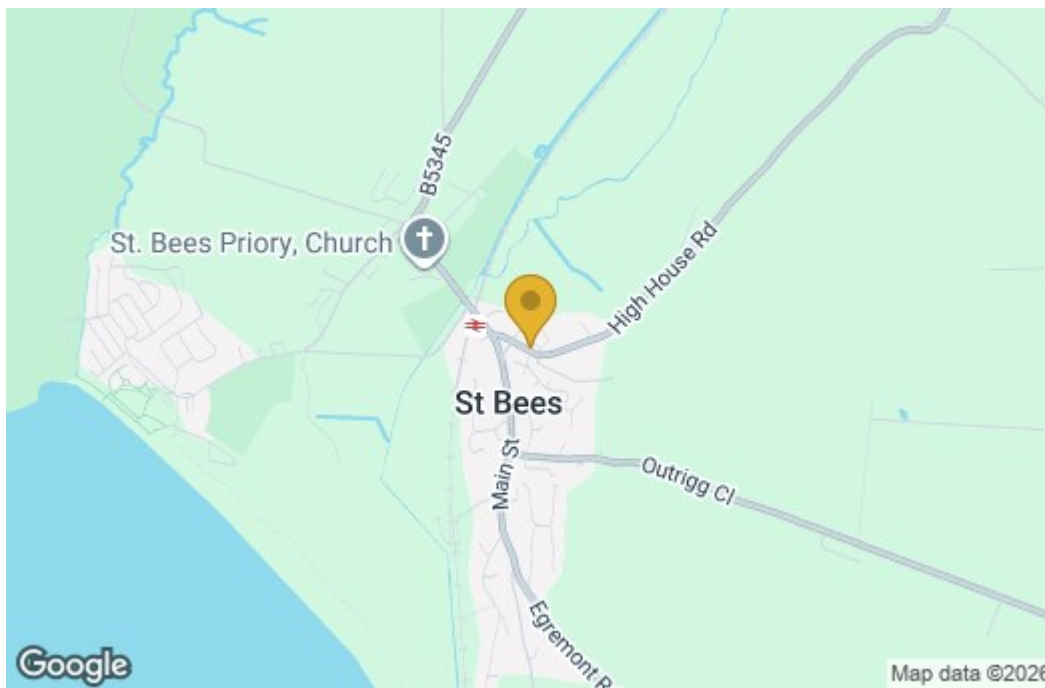
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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 Grisdals office.

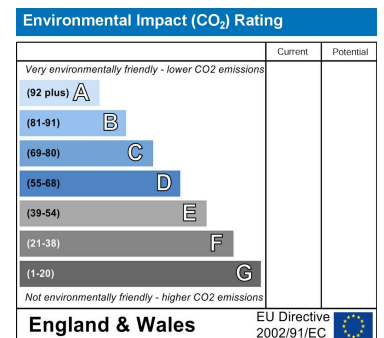
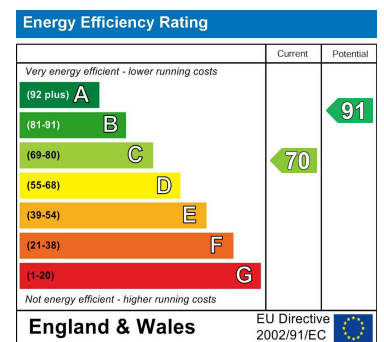
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

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.