



# GRISDALES

PROPERTY SERVICES



**25 Grasslot Street, Maryport, CA15 8DB**

**£575 Per Calendar Month**

Available now and providing a high standard of accommodation, this mid terrace property in Maryport, offers spacious accommodation comprising; two reception rooms, kitchen and bathroom to the ground floor and two double bedrooms to the first floor. Outside is a private enclosed rear yard with a useful secure brick built outhouse and parking is on street to the front and not restricted to parking permits or a disc zone.

Helping you find your perfect new home...

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

## ENTRANCE

PVC-U front door into:

## FRONT RECEPTION

**11'7" x 12'10" (3.53 x 3.91)**

With window to the front elevation and fire

## REAR RECEPTION

**11'7" x 12'10" (3.53 x 3.91)**

With window to the rear elevation, fire and under stairs storage cupboard

## KITCHEN

**10'2" x 6'5" (3.10 x 1.96)**

With a range of wall and base units, space and plumbing for washing machine, window to rear elevation. There is an electric cooker which will be gifted to tenant.

## REAR LOBBY

With door to rear yard and door to:

## BATHROOM

**5'11" x 6'11" (1.80 x 2.11)**

With pale grey suite comprising bath with shower over, WC and sink, window to rear elevation

## BEDROOM ONE

**12'10" x 11'9" (3.91 x 3.58)**

Double room with window to the front elevation

## BEDROOM TWO

**11'10" x 12'10" (3.61 x 3.91)**

Double room with window to rear elevation

## EXTERNALLY

To the rear is a private enclosed yard with brick outbuilding.

## FACILITIES

The property has gas central heating and double glazing.

## DIRECTIONS

Entering Maryport from the Workington direction Grasslot Street is the left turn just before the first set of traffic lights number 25 is on the left hand side and can be identified by a Grisdales To Let board.

## THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

## 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 £132

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.

## RESTRICTIONS

At the landlords request pets or smokers are not permitted. Tenants claiming Housing Benefit will not be permitted by the landlord.

## THE TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy.

## IMPORTANT INFORMATION / 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 for viewing. This is particularly important if you are contemplating travelling some distance.

## 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

## **WHO WILL LOOK AFTER THE PROPERTY?**

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

## **INSURANCE**

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 a FREE appointment to discuss this plan with Lewis Morgan, our Protection Specialist.

## **WHAT HAPPENS NEXT?**

Please see our website for further information.

## **MORTGAGE ADVICE BUREAU**

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau Doing what's right for you.

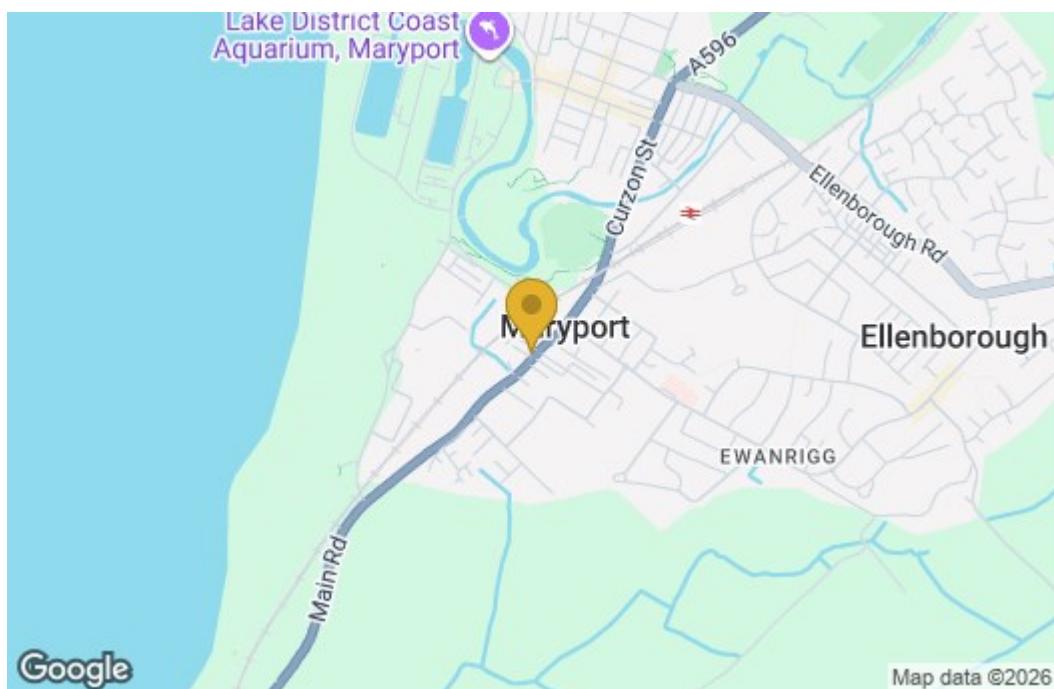
Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. To find out how we can help you realise your dreams, just call your nearest Grisdales office.

## **COVID-19 VIEWING GUIDELINES**

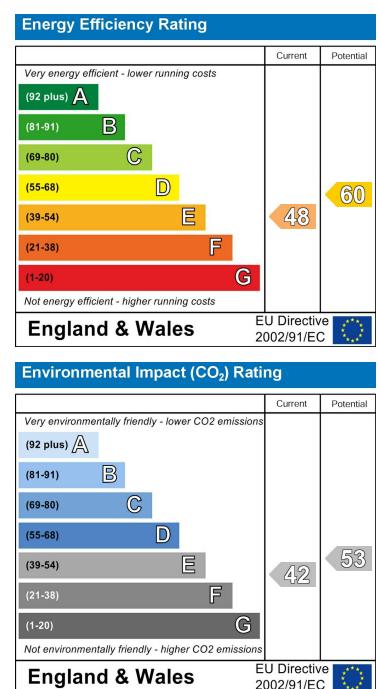
Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

## 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.