



9 Denton Park Court, Seascale, CA20 1BN

£900 Per Calendar Month

PLEASE APPLY VIA OUR WEBSITE - Talk about a GLOW UP! We've been watching the amazing transformation this Bungalow has had and we are pretty impressed! From the modern fitted kitchen, two stylish bathrooms and redecoration throughout, it's pretty PICTURE PERFECT.

Sitting pleasantly on a corner plot, in the peaceful Denton Park with lots of local amenities around - waiting for it's first ever tenant to call it home! If you love the Outdoors Lifestyle, nearby you'll find accessible lower fells like Irton Pike, offering great valley views, and Ponsonby Fell, great for local loops. Further afield but easily reached are the iconic, higher fells of Wasdale, including Scafell Pike, Great Gable, Middle Fell, and Seatallan, plus the dramatic Wasdale Screes for challenging hikes, with routes often starting in Nether Wasdale.

THINGS YOU NEED TO KNOW

Washing Machine & Tumble Dryer are offered by the landlords as gifted use only. The landlords will not maintain, replace or repair these.

ENTRANCE HALLWAY



A spacious entrance hall with coat cupboard, electric heater, telephone point, large storage cupboard, loft access and doors to the:

LIVING ROOM

16'10" x 12'3" (5.14 x 3.74)



Double glazed patio doors, double glazed window, electric heater, telephone point, electric fire set in marble surround with hearth.

KITCHEN

11'9" x 8'9" (3.59 x 2.69)



Newly fitted with a range of grey wall and base units with complementary work surfaces and surrounds. Integral electric oven with four ring hot point electric hob and extractor hood over. Inset stainless steel sink unit. Integral microwave. Integral fridge, integral freezer, integral hotpoint dishwasher, double glazed window, electric heater, storage cupboard and door to access the garage.

GARAGE

18'4" x 8'9" (5.59 x 2.69)

Internal access from the kitchen and external access from the front drive way.

Access to:

UTILITY ROOM

8'9" x 7'4" (2.69 x 2.24)

Plumbing and sink facilities.

BATHROOM



Newly fitted white three-piece suite comprising of a bath with electric shower over. WC and hand wash hand basin set in some base units for additional storage. Majority white tiled walls, tall electric radiator, double glazed frosted glass window, extractor fan and storage cupboards.

MASTER BEDROOM

14'4" x 9'9" (4.39 x 2.99)



Double bedroom with front aspect double glazed window and electric heater.

Door to:

EN-SUITE SHOWER ROOM



Newly fitted white three-piece suite comprising of a double shower cubicle. WC and hand wash hand basin set in some base units for additional storage. Majority white tiled walls, tall electric radiator and extractor fan.

BEDROOM TWO

12'1" by 10'0" (3.70 by 3.07)



Double bedroom with rear aspect, double glazed window and electric heater.

BEDROOM THREE

12'11" x 9'7" (3.94 x 2.94)



Double bedroom with rear aspect, double glazed window and electric heater.

EXTERNALLY



Sitting nicely on a generous corner plot, to the front of the property is access to a single attached garage and parking for one vehicle. The property benefits from wraparound gardens, which are mainly laid to lawn benefitting from additional patio areas.

DIRECTIONS

W3W///choppy.optimally.hoofs

COUNCIL TAX - CUMBERLAND

Cumberland Council (01228 606060) advise that this property is in Tax Band D

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.

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.

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

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 £207.00

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.

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. Please see Grisdales 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.

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.

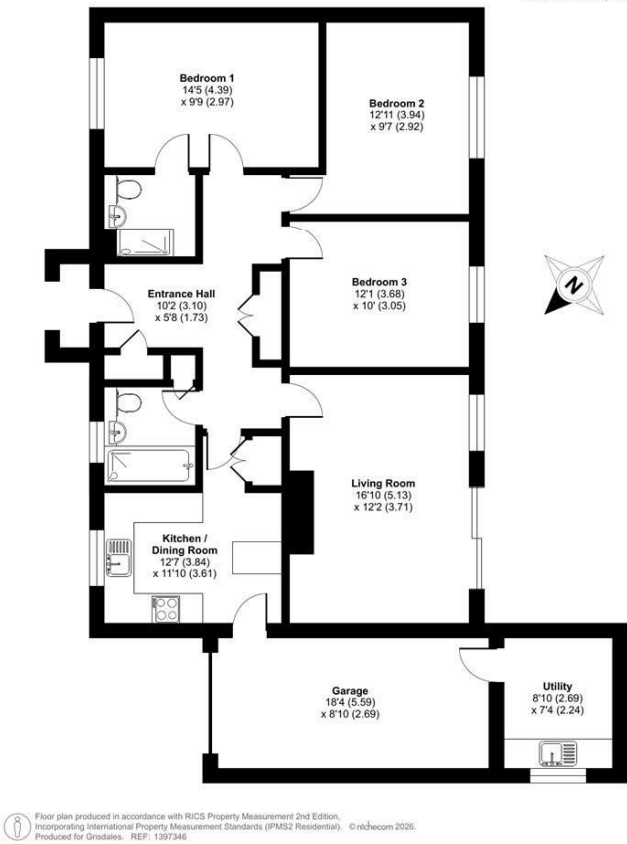
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Denton Park Court, Gosforth, Seascale, CA20

Approximate Area = 1007 sq ft / 93.5 sq m
Garage / Utility = 236 sq ft / 21.9 sq m
Total = 1243 sq ft / 115.4 sq m

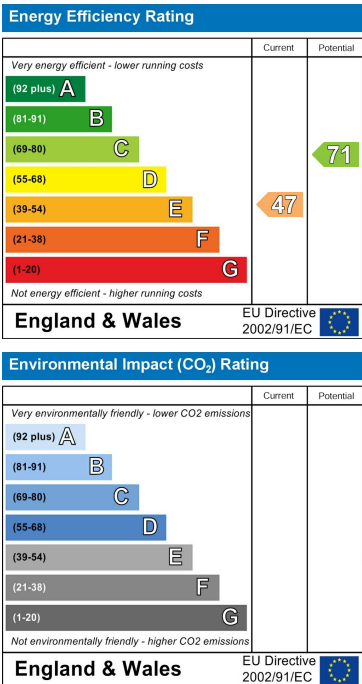
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Area Map



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.