



## 9 The Oaks, Egremont, CA22 2HX

**£600 Per Calendar Month**

PLEASE APPLY ON OUR WEBSITE

Handy for the town as well and local shops and services .... schools too! This three bedroomed property is looking for a new tenant, could it be you???

This property offers spacious accommodation throughout and would make an ideal home. Externally there is an enclosed garden to the rear of the property with a decking area and views of the fells.

### ENTRANCE PORCH

7'10" x 3'10" (2.377 x 1.172)

Double glazed window, double glazed door, radiator.

### ENTRANCE HALL

Radiator.

### LOUNGE

22'0" x 10'9" (6.700 x 3.281)



Double glazed window, double glazed patio doors, laminate wood flooring, two radiators.

### UTILITY ROOM

5'11" x 6'4" (1.799 x 1.919)

Plumbing for washing machine, work surface, built in cupboard, under stair cupboard.

### KITCHEN

9'0" x 11'11" (2.738 x 3.621)



Range of wall and base units with complementary work surfaces, inset stainless steel sink unit, electric oven, gas hob, extractor hood, radiator, double glazed window, double glazed door.

### STAIRCASE & LANDING

### BEDROOM

11'6" x 11'0" (3.502 x 3.347)



Double in size, double glazed window, radiator.

### BEDROOM

9'10" x 12'4" (2.989 x 3.750)



Double in size, double glazed window, radiator.

## BEDROOM

11'5" x 6'1" (3.476 x 1.861)



Single in size, double glazed window, radiator, built in storage cupboard.

## BATHROOM

7'9" x 5'4" (2.369 x 1.638)



Bath, shower cubicle, wash hand basin, W.C., extractor fan.

## EXTERNALLY



Garden to front of the property, enclosed garden to the rear of the property with decking area. Parking is by way of on street parking.

## DIRECTIONS

From Whitehaven travel south on the A595 passing Bigrigg. Continue ahead at the Clintz Road roundabout and at the East Road roundabout turn right onto Egremont Main Street. At the market place turn right and right again onto Bay Barrow Road, continue forward on that round travelling out of Egremont towards St Bees. Turn right onto Ashlea Road, follow the road taking a right turning, 9 The Oaks is on the right hand side identified by a Grisdales To let board.

## COUNCIL TAX

We have been advised by Cumberland Council that this property is placed in Tax Band

## 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 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.

## THE TENANCY

The property is offered on a 6 month Assured Shorthold 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](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 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 from a tenant to reserve a property. This is one weeks rent and for this property will be £138. 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.

## **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**

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.

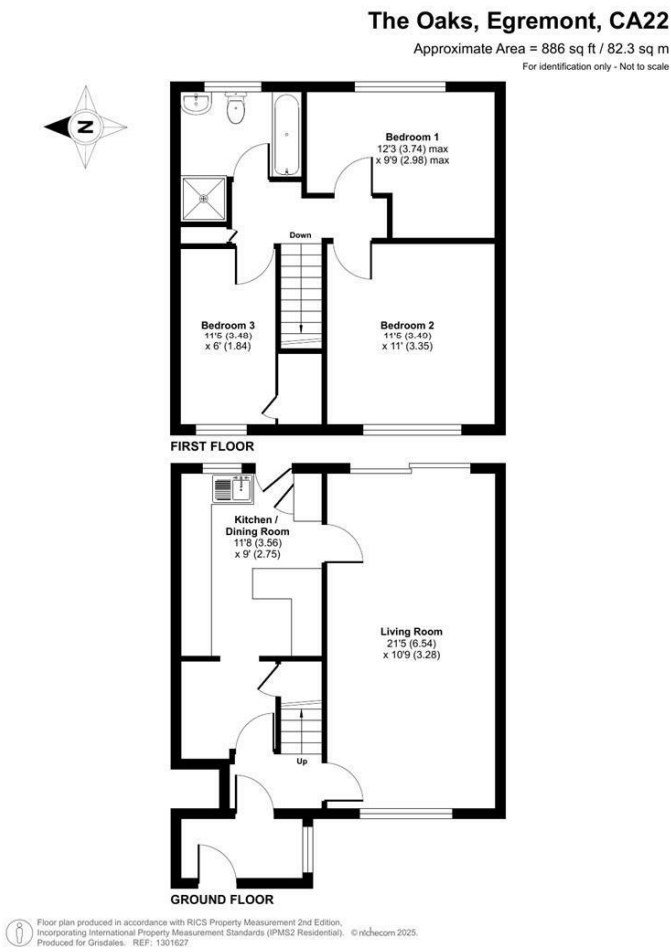
## **MORTGAGE ADVICE**

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.

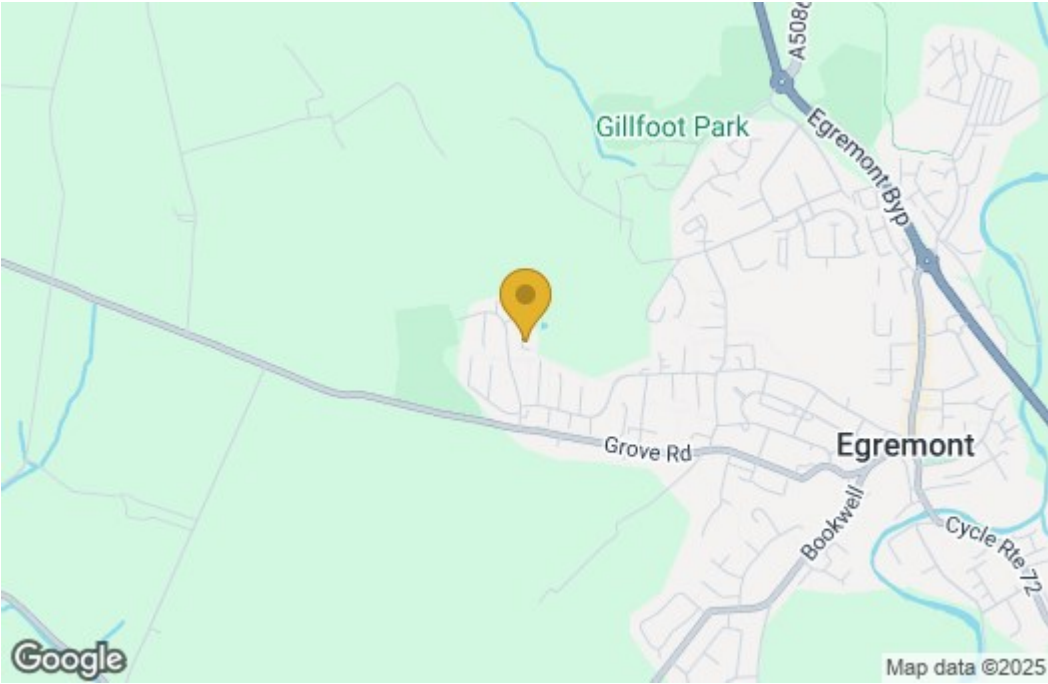
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

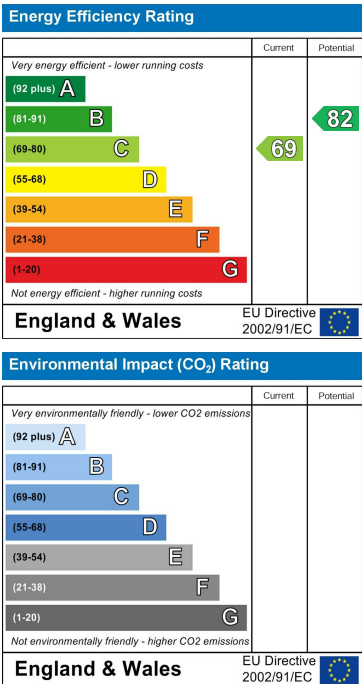
Floor Plan



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.