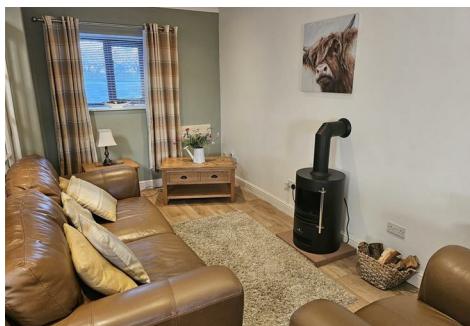




# GRISDALES

PROPERTY SERVICES



**1 Keekle Mews Whitehaven Road, Cleator Moor, CA25 5RJ**

**£750 Per Calendar Month**

PLEASE APPLY VIA OUR WEBSITE Cosy & Charming... this gem of a property is beautifully presented throughout with meticulous attention to detail by the landlord. Available NOW on a fully furnished basis... simply pack your suitcase and move in. Sitting pleasantly on a small development within easy access to local employment links and just 10 minute drive from Whitehaven. The water bill is included within the rent.

Helping you find your perfect new home...

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

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: [whitehaven@grisdales.co.uk](mailto:whitehaven@grisdales.co.uk)

## FACILITIES

Heated via gas central heating.  
The water bill is included within the rent.

## ENTRANCE PORCH

Wall mounted Main gas central heated combi boiler. Door to

## OPEN LIVING KITCHEN/DINER

23'1" x 13'9" (7.04 x 4.21)



## KITCHEN/DINING AREA



With a range of wall and base unit with complementary work surfaces and tiled surrounds. Integral electric oven with 4-ring gas hob and stainless steel extractor hood over. Undercounter fridge; washing machine; tumble dryer; inset stainless steel sink unit. Rear aspect double glazed window. Radiator; additional television points and telephone points. The kitchen is fully equipped of electrical items and crockery.

## LOUNGE AREA



Front aspect double glazed window. Television point. freestanding electric stove; radiator; two seater sofa; one seater chair with matching footstool; tv unit, nest of tables; sideboard. Stairs accessing the first floor landing.

## STAIRS AND FIRST FLOOR LANDING



The first floor landing has a rear aspect double glazed Juliet door and reading corner with bookshelf and chair. Loft access (please note the loft is not to be used by the tenants and is not included within the tenancy). Doors to:

## BEDROOM 1

15'0" x 8'7" (4.59 x 2.62)



Neutrally decorated double bedroom with exposed beams and front double glazed window. Radiator. Double bed and mattress; 2 bedside tables; 2 double wardrobes and chest of drawers. Television point.

## BATHROOM

8'0" x 6'11" (2.45 x 2.12)



With a white 3-piece suite comprising of a bath with chrome mixer tap and shower head over; WC and wash hand basin set within storage space. Ladder style radiator. Fully tiled wall coverings. Extractor fan. Exposed beam.

## BEDROOM 2

8'9" x 6'11" (2.67 x 2.11)



Single neutrally decorated single bedroom with exposed beams and rear aspect double glazed window. Radiator; single bed and mattress; chest of drawers.

## EXTERNALLY



The property has designated parking for a single vehicle.

## DIRECTIONS

From Whitehaven travel south on the A595 and get into the left hand lane sign posted Cleator Moor. At the mini roundabout turn left to travel up Hensingham Main Street. At the next mini roundabout continue ahead passing Copeland Swimming Pool. Continue along this road passing the turn off on the right for Low Padstow. The property can be found round the bend on the right hand side.

## 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 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.

## 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 £170.

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?

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.

## 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.

## MORTGAGE ADVICE

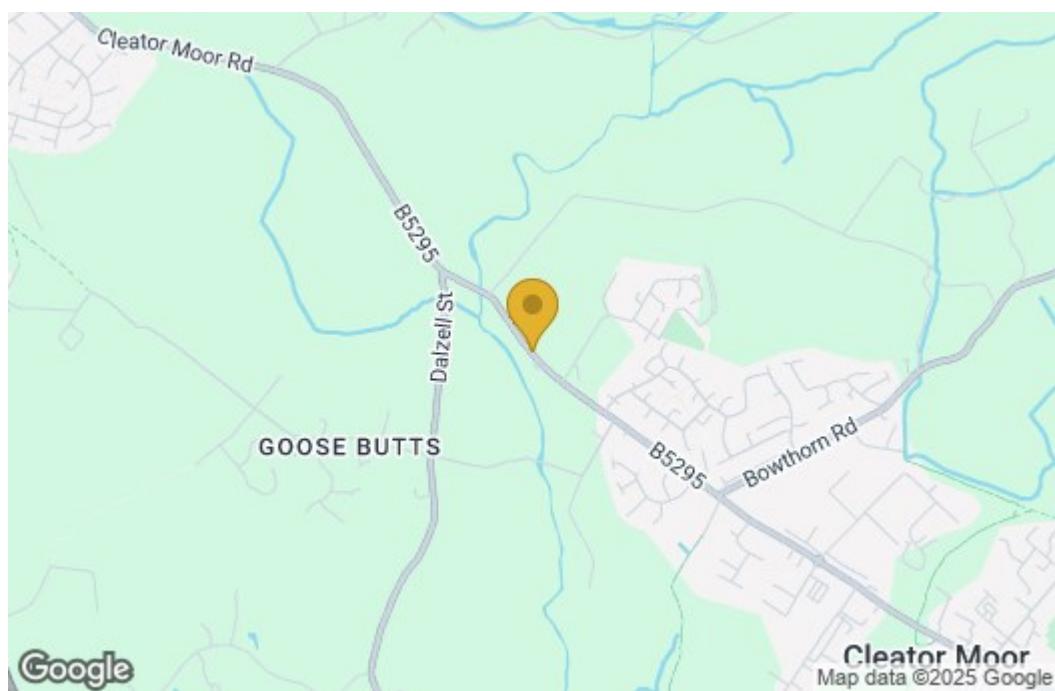
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

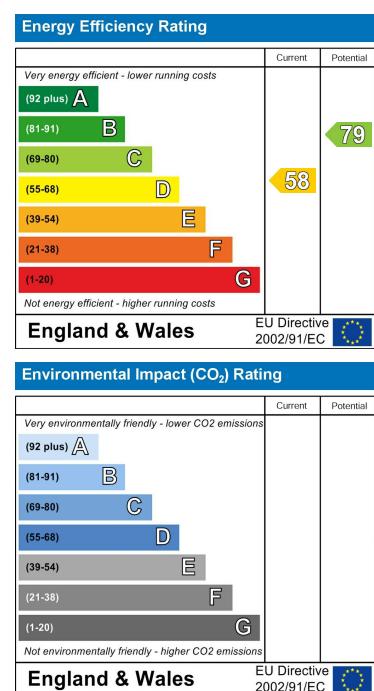
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

## 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.