



19 Greenmoor Road, Egremont, CA22 2QR

£550 Per Calendar Month

PLEASE APPLY VIA OUR WEBSITE

If you are looking for a property that is ready to move into... then take a look at this one! Available from December.... This 2 DOUBLE bedroom semi detached house has been completely renovated to a high standard with a brand new kitchen fitted, modern bathroom and has been decorated neutrally throughout.

Situated on a quiet estate, this property has the added bonus off off road parking and an outhouse!

ACCOMMODATION

ENTRANCE HALL



UPVC double glazed door, double glazed window, radiator
Ideal study space
Doors to first floor and landing

LOUNGE

15'0" x 11'9" (4.590 x 3.584)



2 Double glazed windows, radiator, electric fire

KITCHEN

14'3" x 8'9" (4.359 x 2.680)



Range of wall and base units with complimentary work surfaces, electric oven and hob with overhead extractor hood, stainless steel sink unit, double glazed window, radiator, UPVC double glazed door to the rear.

FIRST FLOOR LANDING

Double glazed window, radiator and cupboard housing the boiler

BEDROOM ONE

14'4" x 8'9" (4.380 x 2.674)



Double in size, rear facing 2 double glazed windows, radiator

BEDROOM TWO

10'3" x 9'4" (3.136 x 2.856)



Double in size, side facing, double glazed window, radiator, built in storage

BATHROOM

11'1" x 5'4" (3.395 x 1.644)



W.C, wash hand basin, bath with mixer tap and shower head with additional overhead electric shower, extractor fan, frosted glass double glazed window, radiator

EXTERNALLY



To the front and side of the property there is a large garden. To the rear of the garden is a smaller area which has been laid with stones. Parking is off road, there is a driveway to fit 1 vehicle. To the side of the property there is also an outhouse.

FACILITIES

Heating is by way of gas central heating with an additional electric fire in the lounge.

DIRECTIONS

The property is best approached from Whitehaven taking the A595 to Egremont, take the 3rd exit at the first roundabout at the bottom of Clintz and head towards Gillfoot, continue and take the 2nd turn on the right onto Gillfoot Road, follow the road down to the mini roundabout and turn left, turn immediately right onto Green Moor Road. The property can be found further down this road, on the left hand side.

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.

THE TENANCY

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

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. 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.

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 £126.00

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.

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 with Lewis Morgan, our Protection Specialist.

WHAT HAPPENS NEXT?

Please see our website for further information.

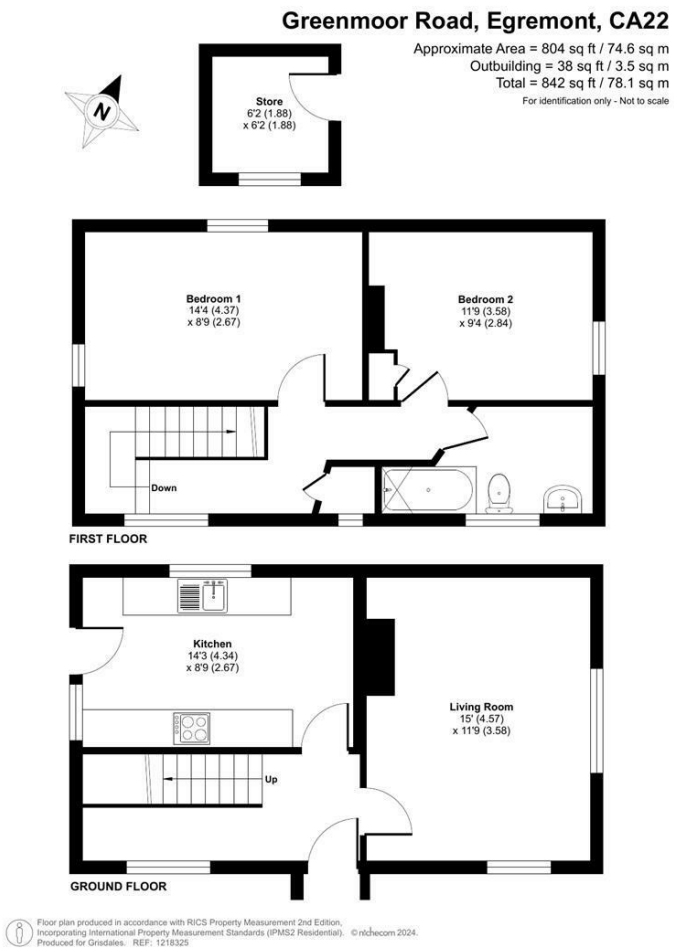
MORTGAGE ADVICE

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.

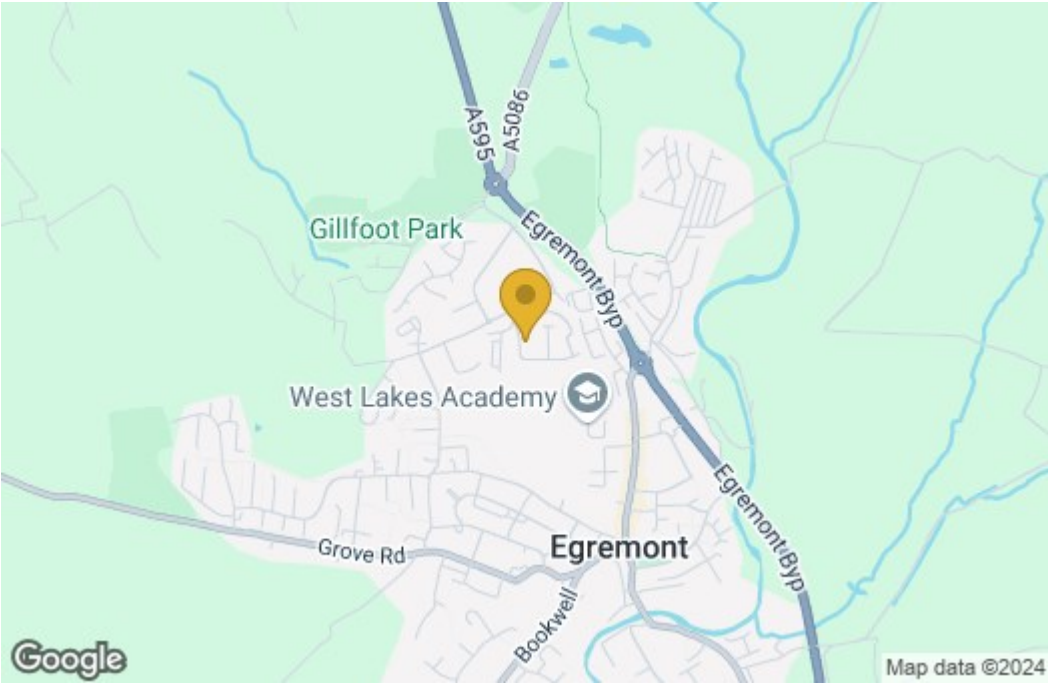
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

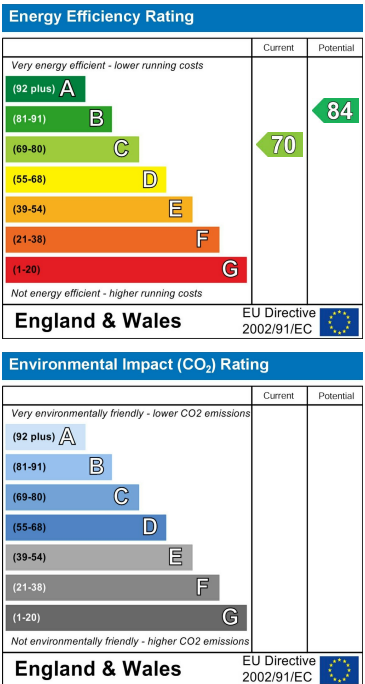
Floor Plan



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.