



GRISDALES

PROPERTY SERVICES



20 John Colligan Walk, Cleator Moor, CA25 5JY

£550 Per Calendar Month

PLEASE APPLY VIA OUR WEBSITE

Available NOW - This attractive, homely property is looking for a new tenant to make it their next home. Could it be you???? This two bedroomed mid terraced house is located on a popular development within Cleator Moor village and is handy for local shops and schools in the village plus is only a short drive to Whitehaven Town Centre or for exploring the Western Lakes and Fells.

Internally there's a fitted dining kitchen and good size lounge with two double bedrooms, bathroom and plenty of storage to the first floor. The property benefits from enclosed gardens to the front and rear and a garage on a separate site - what more could you want???

Helping you find your perfect new home...

www.grisdales.co.uk

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

ACCOMODATION

*Please note, the landlord is currently undertaking action to replace windows within the property, and put a new rear fence up. The rear garden will also be tidied and pressure washed. Should the tenancy commence prior to all works completed, access will be required for our contractor(s) in which we will give notice of.

ENTRANCE

UPVC door with part glazed panel leads to:

ENTRANCE HALLWAY

Stairs to first floor, coving to ceiling, cloaks hanging space, radiator. Part glazed door leads to:

LIVING ROOM

14'9" x 10'8" (4.499 x 3.249)



Front aspect window, coving to ceiling, gas fire set on cream hearth, large under stairs storage cupboard, radiator. Door leads to:

KITCHEN - DINING ROOM

13'11" x 8'9" (4.242 x 2.662)



Rear aspect window. Fitted with a range of deep sage base, wall, drawer and display cabinets with timber block style worktop over, complementary mustard/cream tiling, 1.5 stainless steel sink with mixer tap, built in electric cooker with separate four ring gas hob and extractor, plumbing for white goods, coving to ceiling, vinyl flooring. Part glazed door to external rear.

FIRST FLOOR STAIRS AND LANDING

Access to loft, large storage cupboard with shelving.

BEDROOM ONE

10'8" x 10'6" (3.245 x 3.200)



Front aspect window, large walk in wardrobe with hanging rail and shelving, wall mounted gas central heating boiler.

BEDROOM TWO

10'9" x 8'5" (3.267 x 2.571)



Rear aspect window, large walk in wardrobe with hanging rail and shelving, coving to ceiling, radiator, .

BATHROOM

7'9" x 5'4" (2.369 x 1.633)



Rear aspect opaque window. Fitted with a white suite comprising bath with electric shower over, period style wash hand basin and matching low level WC, tiled in white with seascape scene, radiator, white vinyl floor.

EXTERNAL FRONT



Easy maintenance fenced front garden.

EXTERNAL REAR



Easy maintenance fenced rear garden.

DIRECTIONS

Take directions for Cleator Moor from Whitehaven. At the Crown Inn opposite the bus stop at Bowthorn turn left onto Bowthorn Road. Take the first right onto the estate and John Colligan Walk can be found on your left hand side. The property can be identified by a Grisdales For 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. This 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 in accordance with the Tenancy Agreement.

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

WHAT HAPPENS NEXT?

Please see our website for further information.

MORTGAGE ADVICE

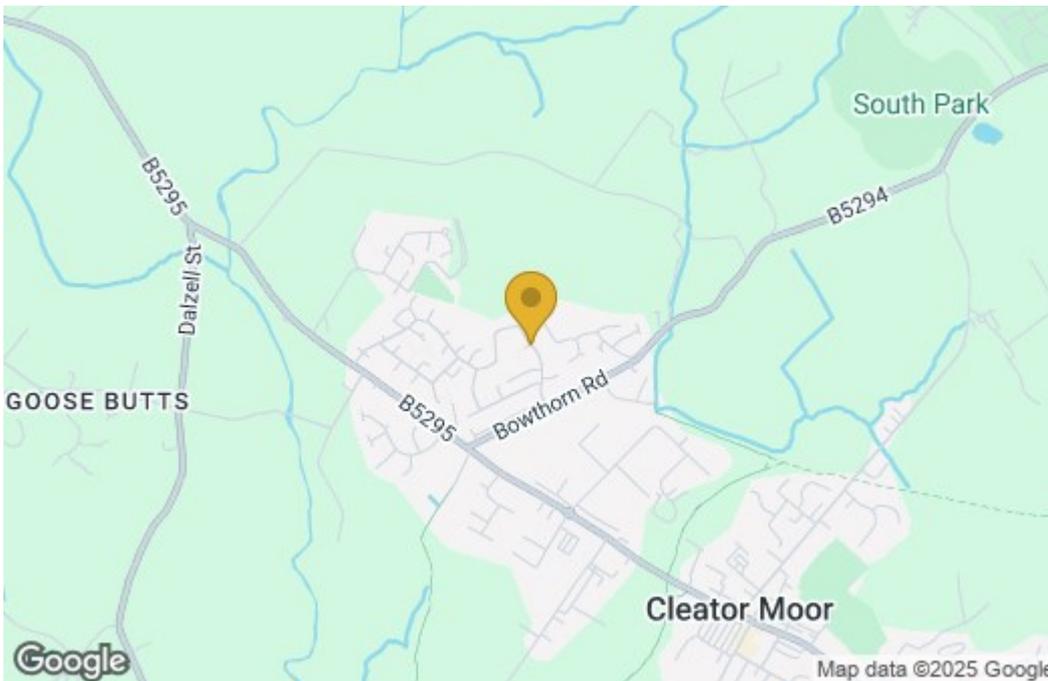
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

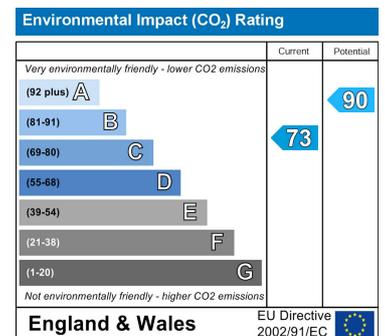
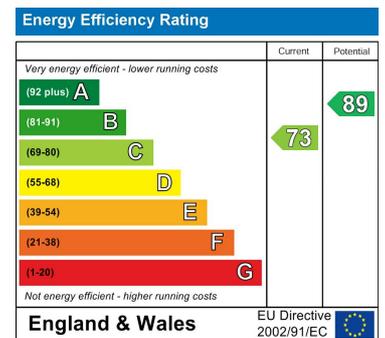
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.