



## 7 Keekle Mews, Cleator Moor, CA25 5RJ

**£800 Per Calendar Month**

PLEASE APPLY ON OUR WEBSITE

Looking for something a bit different?? Then how about this spacious barn conversion???

Keekle Mews is located close to Whitehaven, Cleator Moor and within easy travelling distance of Sellafield, as well as being on the edge of the beautiful Western Lake District... It offers light and airy accommodation with a modern fully fitted kitchen/diner with an excellent range of integrated kitchen appliances as well as good sized separate lounge. The property offers three double bedrooms all enjoying country side views and a fully tiled bathroom. It even had the added bonus of two off road parking spaces.

## THINGS YOU NEED TO KNOW

Please note, T.V.'s will be removed from the property before the tenancy begins.

## ENTRANCE

UPVC door to:

## HALLWAY



Tiled floor, radiator, inset lights, stairs to first floor and to:

## W.C

WC, wash hand basin, radiator.

## LOUNGE

20'11" x 10'11" (6.384 x 3.337)



Double glazed window, radiator, 2 sofas, 1 cuddle chair, Tv Unit, book case.

## KITCHEN - DINER

16'0" x 14'7" (4.881 x 4.435)



Range of wall and base units with complementary worktops, tiled splash-back, breakfast bar with stools, double glazed window, inset stainless steel sink unit, integrated oven and gas hob, extractor hood, plumbing for washing machine, dishwasher, fridge-freezer.

## FIRST FLOOR STAIRS AND LANDING

Access to:

## BEDROOM ONE

16'1" x 14'6" (4.903 x 4.429)



Double in size, dual aspect double glazed windows enjoying countryside views, radiator, double bed, bunk beds, chest of drawers.

## BEDROOM TWO

11'0" x 10'3" (3.361 x 3.124)



Double bed and bedside cabinets, double glazed window enjoying countryside views, radiator.



## BEDROOM THREE

11'1" x 10'4" (3.381 x 3.137)



Double bed and bedside cabinets, double glazed window enjoying countryside views.

## BATHROOM



W.C, wash hand basin, bath with overhead shower, ladder radiator, double glazed window.

## EXTERNALLY

Two allocated parking spaces.

## 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 entering Keekle, Keekle Mews can be found on the right hand side just before entering Cleator Moor.

## 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.

## COUNCIL TAX

Cumberland Council have advised that this property is in Tax Band C

## WHO WILL LOOK AFTER THE PROPERTY?

For peace of mind, the property will be managed by Grisdales.

## INSURANCE

You are required to 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 of Contents and Schedule of Condition. You should also consider insuring your own possessions. Please speak to Grisdales for further information.

## NOTES TO BROCHURE

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.

## 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, Grisdales will discuss your application with the landlord. If the landlord decides to proceed with your application, subject to references, you will need to pay the application fee and complete a further on line application with Homelet, our reference provider. This will be emailed to you by Grisdales. Each applicant over 18 will need to complete a Tenancy Application Form. The application fee is £168 inc VAT (£140 + VAT) per applicant or £300 inc VAT (£250 + VAT) for a joint application.

If you require a guarantor an additional payment of £60 inc VAT (£50 + VAT) is required. If you are a company applying for the property an application fee of £360 incl VAT (£300 + VAT) is required. If, after you have taken possession you decide to

share with a third party, you must obtain the consent of the landlord or agent. The applicant will need to pay an application fee of £250 incl VAT (£208.33 + VAT) for references and the preparation of new paperwork. If you do not obtain consent, a charge of £420 incl VAT (£350 + VAT) will be made for referencing and the preparation of new paperwork.

### **PROOF OF IDENTITY**

When you apply for a property to rent through Grisdales, you will be required to provide identification. This can be in the form of:

Valid passport

Valid photo card driving licence

National Insurance Certificate

Firearms Certificate

Birth Certificate

### **MORTGAGE ADVICE**

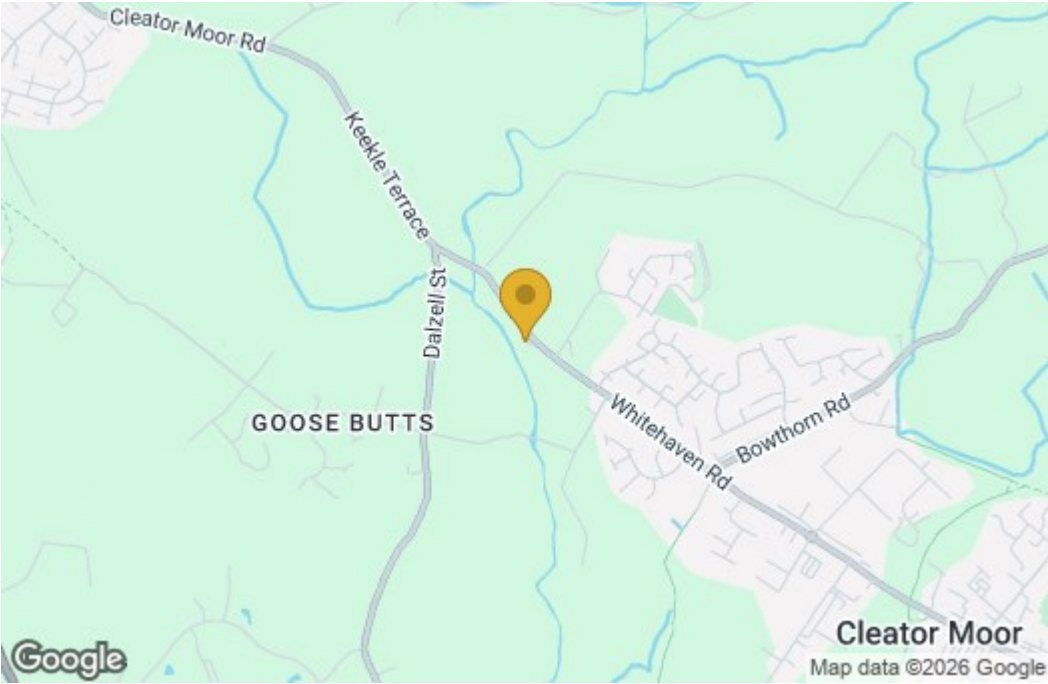
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

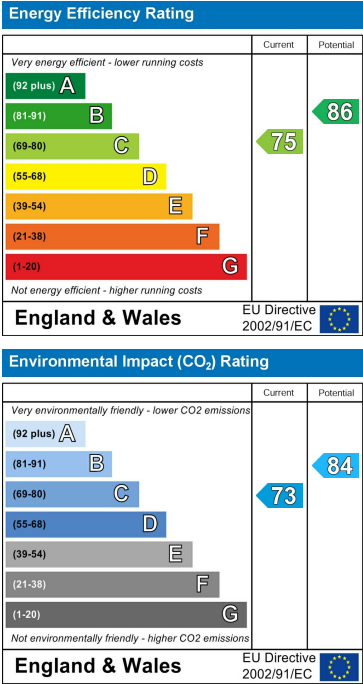
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.