

## 7 Chapel Terrace, Thornhill, CA22 2RJ

**£750 Per Calendar Month**

PLEASE APPLY ON OUR WEBSITE.

Available AUGUST ... This deceptively spacious home is ready to move into, are you the tenant we are looking for?....Be quick to view! Beautifully presented and with a modern décor throughout. The property is situated in the heart of Thornhill, Egremont and is close to all local amenities, employment centres with the bonus of being just a short drive to the Lakes, Fells or the coast. The property briefly comprises of a spacious lounge/diner, and sun room to the ground floor. Upstairs you will find three bedrooms including one with an en-suite plus a family bathroom. The list doesn't stop there.....with an enclosed patio garden area to the rear, a garage and a designated parking space! What more could you need?

### LOUNGE - DINER

22'3" x 12'7" (6.779 x 3.832)



Double glazed window, two radiators, laminate wood flooring, coffee table, sofa, TV point, under stair storage cupboard.

### KITCHEN

10'10" x 12'3" (3.303 x 3.731)



Double glazed window, range of base and wall units with complementary work surfaces, radiator, inset stainless steel sink unit, American-style fridge freezer, stainless steel electric oven and hob, extractor hood, washing machine may be available by negotiation with the landlord.

### CLOAK ROOM

WC, wash hand basin.

### SUN ROOM

5'10" x 8'8" (1.779 x 2.649)



Radiator, double glazed door to garden area, table with four matching chairs.

### BEDROOM ONE

11'4" x 10'7" (3.466 x 3.221)



Double in size, double glazed window, radiator & En Suite Shower Room



## BATHROOM

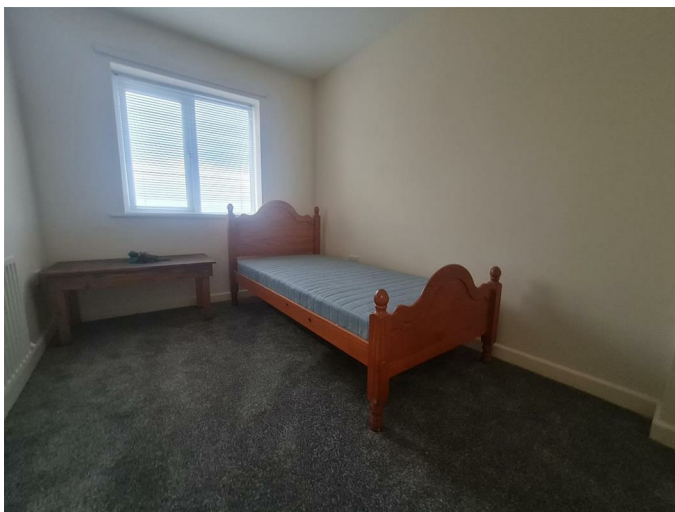
7'8" x 6'2" (2.334 x 1.875)



Tiled floor, wash hand basin, bath with shower attachments, stainless steel towel radiator, WC, bathroom furniture, extractor fan.

## BEDROOM TWO

12'6" x 7'1" (3.819 x 2.170)



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

## BEDROOM THREE

9'2" x 5'2" (2.785 x 1.564)



Single in size, double glazed window, radiator.

## EXTERNALLY



There is an enclosed yard to the rear of the property and designated parking space and a single garage to the front of the property.

## FACILITIES

Heating is by way of gas fired central heating.

## DIRECTIONS

The property is best approached from Whitehaven by travelling south on the A595, passing Bigrigg and Egremont. Turn right following the signpost for Thornhill and take the road straight ahead onto The Crescent before taking the second exit on the left onto Ehen Road. Continue on Ehen road following the road to the left and Chapel Terrace is the next turn on the right. 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.

## 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 £173.00. 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, Grisdals 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 Grisdals.

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.

## 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 Grisdals. The application form is on our website please go to [www.grisdals.co.uk](http://www.grisdals.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 Grisdals, 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?

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. Please see Grisdals 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.

## 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 Grisdals office.

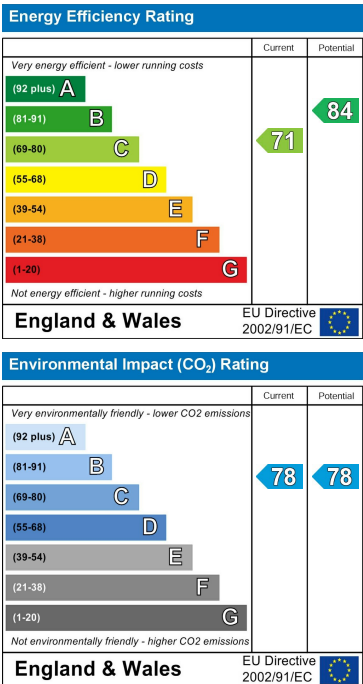
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.