



### **3 Station Terrace, Workington, CA14 1YD**

**£675 Per Calendar Month**

PLEASE APPLY ON OUR WEBSITE - AVAILABLE AUGUST

Stunning, super gorgeous three storey mid terrace property in a pretty village location. Bridgefoot is nearer than you think and is only 4 miles from Workington and 6 miles from Cockermouth. The property has recently been renovated to a high standard and has lots of features such as solid wood floors, inset spotlights, modern bathroom etc which give it that luxurious feel. Briefly comprising; vestibule, lounge, large dining kitchen, utility room and bathroom. Two double bedrooms to the first floor and a further double bedroom to the second floor. Externally there is a lawned garden to the front, a yard and small garden to the rear.



## VESTIBULE

With door to;

## LOUNGE

11'11" x 11'7" (3.63 x 3.53)



Solid oak flooring, inset spot lights and wall lights on separate dimmer switches, wall mounted modern feature gas fire, double glazed sash window to the front of the property, door to;

## HALLWAY

Inner hallway with access to stairs to the first floor, door to;

## DINING KITCHEN

13'2" x 10'4" (4.01 x 3.15)



With a range of white wall and base units, wood effect worktop, tiled splashbacks, s/s sink, new electric oven and 4 ring gas hob, solid oak floor, inset spotlights on dimmer switch, access to large under stairs store cupboard, window to the rear, access to;

## UTILITY

6'1" x 5'8" (1.85 x 1.73)

With new combi boiler, solid wood floor, plumbing for washing machine, space for tumble dryer and tall fridge freezer, solid oak floor, inset spotlights, window to the rear yard access to;

## BATHROOM

6'1" x 5'7" (1.85 x 1.70)



A white suite comprising WC, sink, bath with shower over and hinged glass shower screen, inset spotlights, lower walls and floor tiled in travertine marble, upper walls white tiles, window to the rear.

## BEDROOM ONE

12'1" x 11'7" (3.68 x 3.53)



Large double room with window to the front, cream carpet, inset spotlights on dimmer switch

## BEDROOM TWO

12'0" x 8'4" (3.66 x 2.54)



Double room with cream carpet, inset spotlights on dimmer switch, window to the rear:  
Landing with door to stairs leading to the second floor;

## ATTIC ROOM

12'4" x 11'7" (3.76 x 3.53)



Double room, cream carpet, inset spotlights on dimmer switch, Velux roof light and beams.

## EXTERNALLY



Parking is 'off street', although there is no specific allocated space.

The property has a decked area to the front, a rear yard and rear garden.

## FACILITIES

The property benefits from gas central heating.

## DIRECTIONS

On the A66 heading away from Workington take the third exit at the roundabout sign posted for the A595 to Lillyhall and Whitehaven. On the A595 take the first left sign posted to Bridgefoot and follow the road round, past The Dukes Head pub on the left and Station Terrace is a left fork off the main road which will take you down a hill, number 3 is almost at the end of the row of houses and can be identified by a Grisdales TO LET board.

## THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

## COUNCIL TAX

Cumberland Council have advised that this property is in Tax Band A.

## 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.

## 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 £155. 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 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](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

## 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 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 Kirsty, 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.

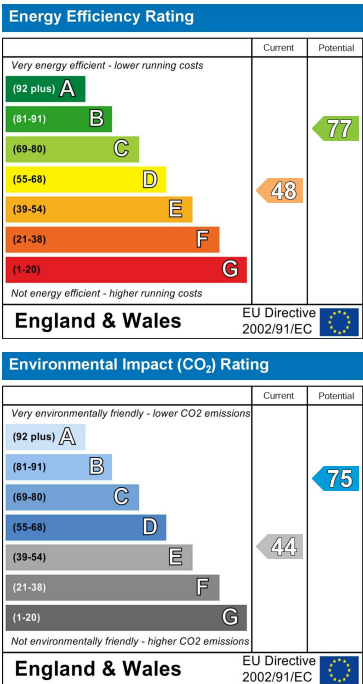
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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