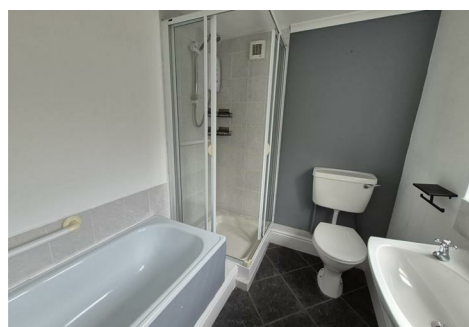




25 Pearson Street, Workington, CA14 2QR

£750 Per Month

PLEASE APPLY ON OUR WEBSITE

This well-presented two-bedroom home offers two spacious double bedrooms and a bright, open-plan lounge and dining area, creating a comfortable and versatile living space. Ideally located within walking distance of the town centre, train station, and bus station, the property is perfect for commuters and those looking to enjoy convenient access to local amenities. To the rear, you'll find a private garden with a decked seating area, providing an ideal space for relaxing or entertaining outdoors. This property offers a fantastic combination of comfort, convenience, and location, making it an excellent place to call home.

ENTRANCE

Via UPVC front door into:

VESTIBULE

Door leading to:

LOUNGE / DINER

12'4" x 25'10" (3.78 x 7.88)



Open plan style with dual aspect double glazed windows, 2 radiators, understairs storage cupboard, stairs leading to first floor, door leading to:

KITCHEN

6'8" x 13'3" (2.04 x 4.06)



Range of wooden wall and base units with complimentary work surfaces. Integrated electric oven and gas hob with extractor fan above, side aspect double glazed window, inset sink and drainer unit, freestanding fridge freezer, breakfast bar seating area, door leading to:

INNER HALLWAY

With UPVC door leading to:

REAR YARD



Composite decking and gate providing access to rear lane.

DOWNSTAIRS BATHROOM

6'2" x 8'0" (1.9 x 2.45)



Four-piece suite comprising of bath, walk-in shower, WC and wash basin. Decorative wall tiling, side aspect frosted double glazed window, radiator.

FIRST FLOOR LANDING

Loft hatch. Doors leading to:

BEDROOM ONE

8'11" x 14'6" (2.72 x 4.43)



Double in size. Rear aspect double glazed window. Radiator. Built-in storage cupboard housing the boiler and radiator.

BEDROOM TWO

12'7" x 9'4" (3.86 x 2.85)



Double in size. Front aspect double glazed window. Radiator. Built-in wardrobes with mirrored fronts.

DIRECTIONS

W3W///gave.plays.assist

COUNCIL TAX - CUMBERLAND

Cumberland Council (0300 373 3730) advise that this property is in Tax Band A.

THE RENT

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

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.

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.

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 £170. 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 Periodic Tenancy.

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.

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 our Protection Specialist.

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, 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.

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.

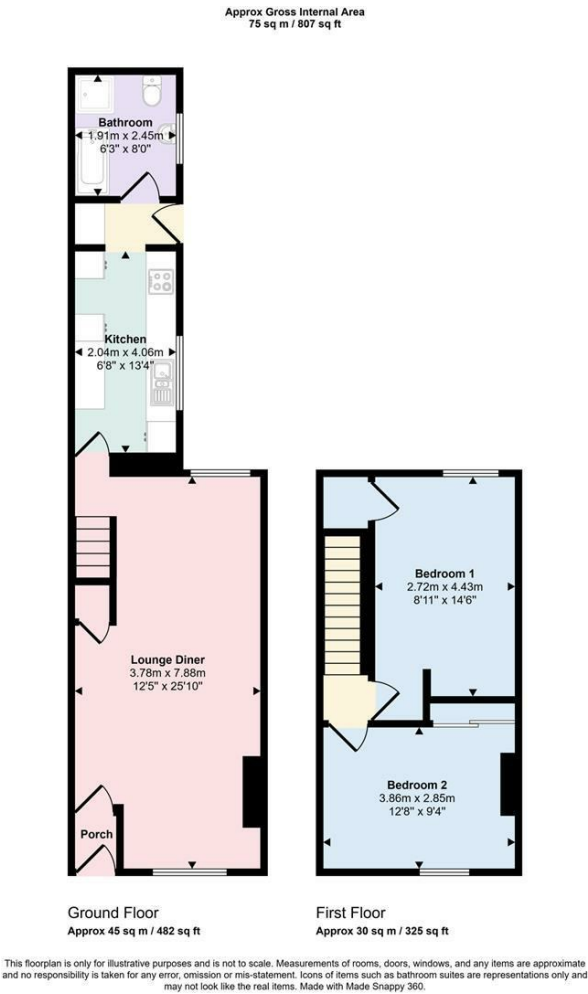
This can be in the form of:

- Valid passport
- Valid photo card driving licence
- National Insurance Certificate
- Firearms Certificate
- Birth Certificate

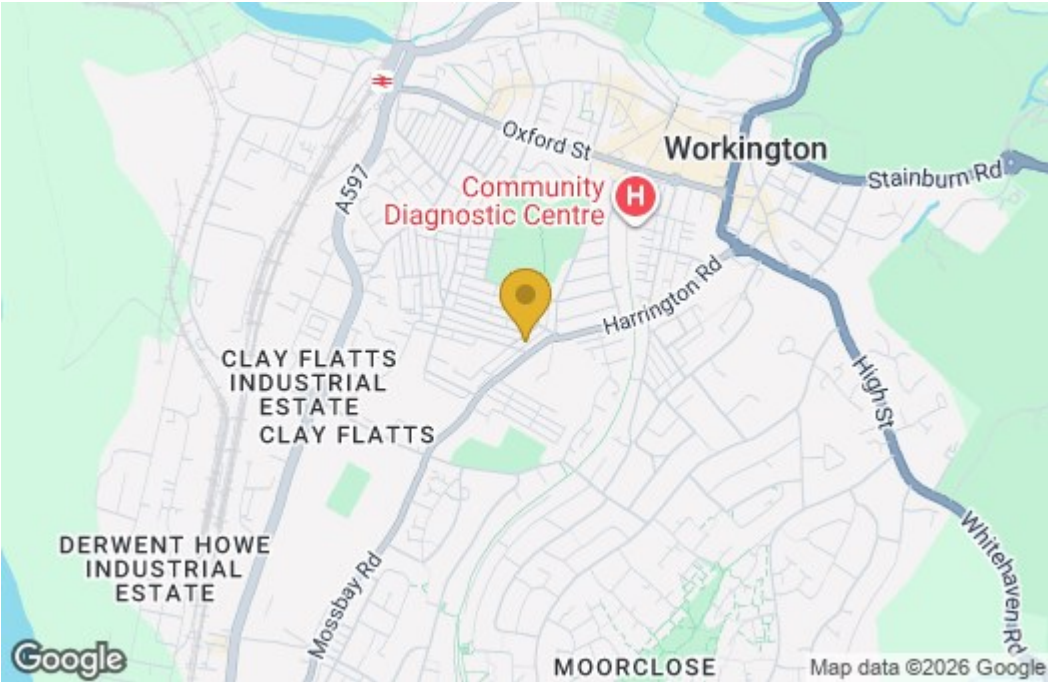
WHAT HAPPENS NEXT?

Please see our website for further information.

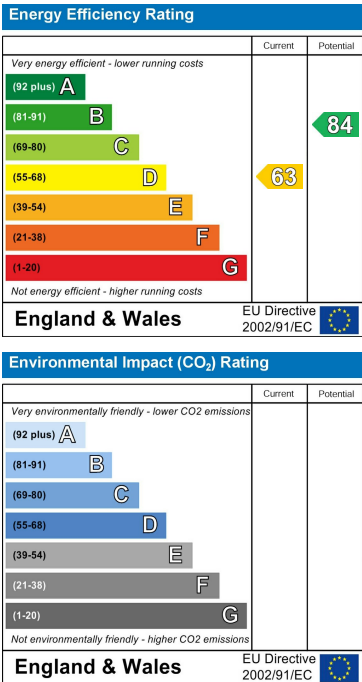
Floor Plan



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.