



**106 Victoria Road, Workington, CA14 2QU**

**£625 Per Calendar Month**

Perfectly situated at the end of Victoria Road where there is not much passing traffic and handy for town. The property briefly comprises of 2 ground floor two reception rooms and kitchen with two bedrooms and a bathroom on the first floor.

Call to arrange a viewing.

### HALLWAY

The property is newly refurbished throughout with new carpets, kitchen and bathroom.

A UPVC door opening into hallway with access to first floor and door through to front reception room.

### FRONT RECEPTION ROOM

10'3" x 9'7" (3.12 x 2.92)



Window facing out onto front aspect and door leading to rear reception room.

### REAR RECEPTION ROOM

13'2" x 11'5" (4.01 x 3.48)



Window facing the rear aspect, built-in under stairs cupboard with shelving and door leading to kitchen.

### KITCHEN

9'6" x 8'2" (2.90 x 2.49)



A range of white high gloss wall and base units, black composite sink, space for a cooker and door leading to rear yard.

### BEDROOM ONE

13'1" x 10'8" (3.99 x 3.25)



Double bedroom with window facing front aspect of property.

### BEDROOM TWO

11'4" x 7'1" (3.45 x 2.16)



Single bedroom, window facing onto rear aspect and built-in cupboard housing boiler.



## BATHROOM

8'3" x 5'9" (2.51 x 1.75)



A white bathroom suite comprising shower cubicle with mixer shower, bath, wash hand basin, toilet and chrome ladder style heated towel rail.

## EXTERNALLY

There is an enclosed yard, a couple of brick built sheds and gate out onto rear way.

## FACILITIES

## DIRECTIONS

Leaving Grisdales Workington office on Finkle Street, turn left onto Vulcans Lane. At traffic signals turn right onto Oxford Street. Turn left onto Corporation Road. Turn right onto Victoria Road. Number 106 is 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

Allerdale Borough Council (01900 702530) advise 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.

## 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 £144

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 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.

\*Please note these details have yet to be approved by the vendors.

(\*to be removed following vendor approval)

\*\* There is sensitive information in connection with this property, please contact us for further information \*\*

(\*\* ONLY TO BE USED IF INSTRUCTED BY Property Manager)

## 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?**

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

### **INSURANCE**

It is recommended that you 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. You should also consider insuring your own possessions. Please speak to Grisdales for further information.

### **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 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.

