



# GRISDALES

PROPERTY SERVICES



**17 Town Head, Dearham, Maryport, CA15 7JW**

**£810 Per Calendar Month**

PLEASE APPLY VIA OUR WEBSITE

Immaculately presented, this is a fabulous three bedroomed semi-detached house located in Town Head, Dearham, a smashing part of the village with a semi-rural feel but with the advantage of being handy for the nearby amenities, including the school, church, shops, bus route etc. Inside the accommodation is spacious but with 3 staircases you'll need to get your bearings! This would make a lovely home with lots of space and perfect for a couple or family. There's gas central heating, double glazing and an enclosed garden too.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T: 01900 829 977 | E: [cockermouth@grisdales.co.uk](mailto:cockermouth@grisdales.co.uk)

## THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

## ENTRANCE

The property is accessed via a composite door with chrome ironmongery; leads into:

## INNER LOBBY

Vinyl floor covering; opening into:

## LOUNGE

12'9" x 10'9" (3.91 x 3.30)



Dual aspect; electric fire with chrome surround with marble hearth and cream mantelpiece over; mirror to match; telephone and television points; wall mounted cupboard housing fusebox; useful under stairs store cupboard. Step up into:

## KITCHEN

13'8" x 10'7" (4.19 x 3.24)



Windows to front and side; wall mounted gas boiler; fitted with a good range of base and wall units in oak effect laminate with grey laminate work surface over and matching upstand. The kitchen includes 1 1/2 bowl white ceramic sink unit with mixer tap; New World freestanding gas cooker with stainless steel splash-back and extractor fan; dishwasher; freestanding fridge/freezer; additional extractor fan. Ample space for dining table.

## REAR LOBBY

With step up to:

## UTILITY ROOM

8'7" x 5'8" (2.64 x 1.74)



With grey tiled floor and fitted with laminate work surface and double cupboards above. Frosted glazed window to the rear; white wash basin; low level wc; plumbing for 2 appliances; wall mounted coat hooks.

## STAIRS/LANDING

With window overlooking the rear; leads into:

## BEDROOM 1

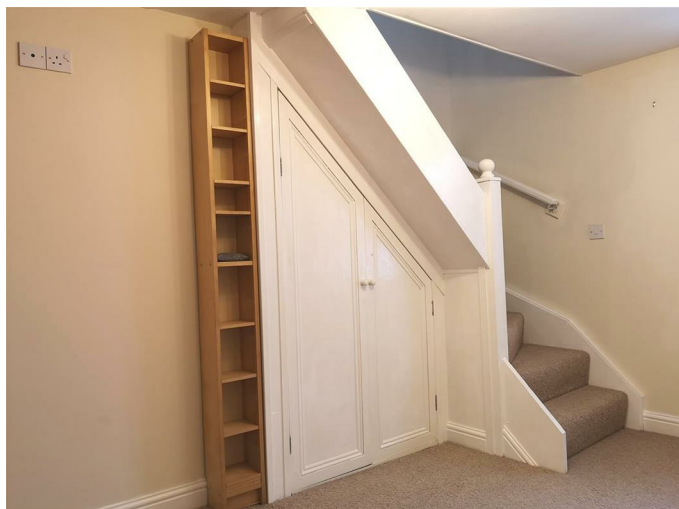
12'0" x 10'7" (3.67 x 3.25)



Rear double; television point.

## SECOND RECEPTION ROOM (1ST FLOOR)

12'8" x 9'5" (3.88 x 2.89)



Would make a playroom, storage room, study etc. Ceiling light; useful built in cupboard under stairs. Stairs lead from this room to

## BEDROOM 2

10'9" x 10'0" (3.29 x 3.05)



An open plan bedroom with Velux roof light and useful under eaves storage cupboard.

## FAMILY BATHROOM

8'0" x 5'7" (2.46 x 1.72)



Accessed from first floor landing. Fitted with low level wc; white plastic bath with chrome taps and wall mounted shower over; plastic shower screen; white pedestal wash basin with chrome mixer tap; wall mounted cupboard; fitted around bath with plastic panelling; ceramic tiling around remaining sanitary fittings; extractor fan; frosted glazed window to rear.

## BEDROOM 3

15'0" x 11'0" (4.59 x 3.36)



Accessed via 3rd set of stairs via pine door in. Double room; Velux roof light; exposed ceiling beams; window to side; television point;.

## EXTERNAL



Parking is on road. Enclosed garden with fencing; includes informal lawn areas; garden shed; bin store. The owners of the neighbouring properties have rights of access to the rear of the property

## DIRECTIONS

From Cockermouth leave the town via Gote Rd/A5086 and at the Belle Vue Roundabout, take the 2nd exit onto A594 and follow the road to Dearham. At the crossroads turn right and follow this road as if you are leaving the town, Town Head is found on the left on the end of a row of 3 houses identified by a Grisdales board.

### COUNCIL TAX

We have been advised by Allerdale Borough Council (0303 123 1702) that this property is placed in Tax Band .....

### 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/VIEWINGS

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.

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

### 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 £186. 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.

### 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.

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.

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 Grisdals 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 an FREE appointment to discuss this plan with Lewis Morgan, 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](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

### WHAT HAPPENS NEXT?

Please see our website for further information.

### MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau – Doing what's right for you.

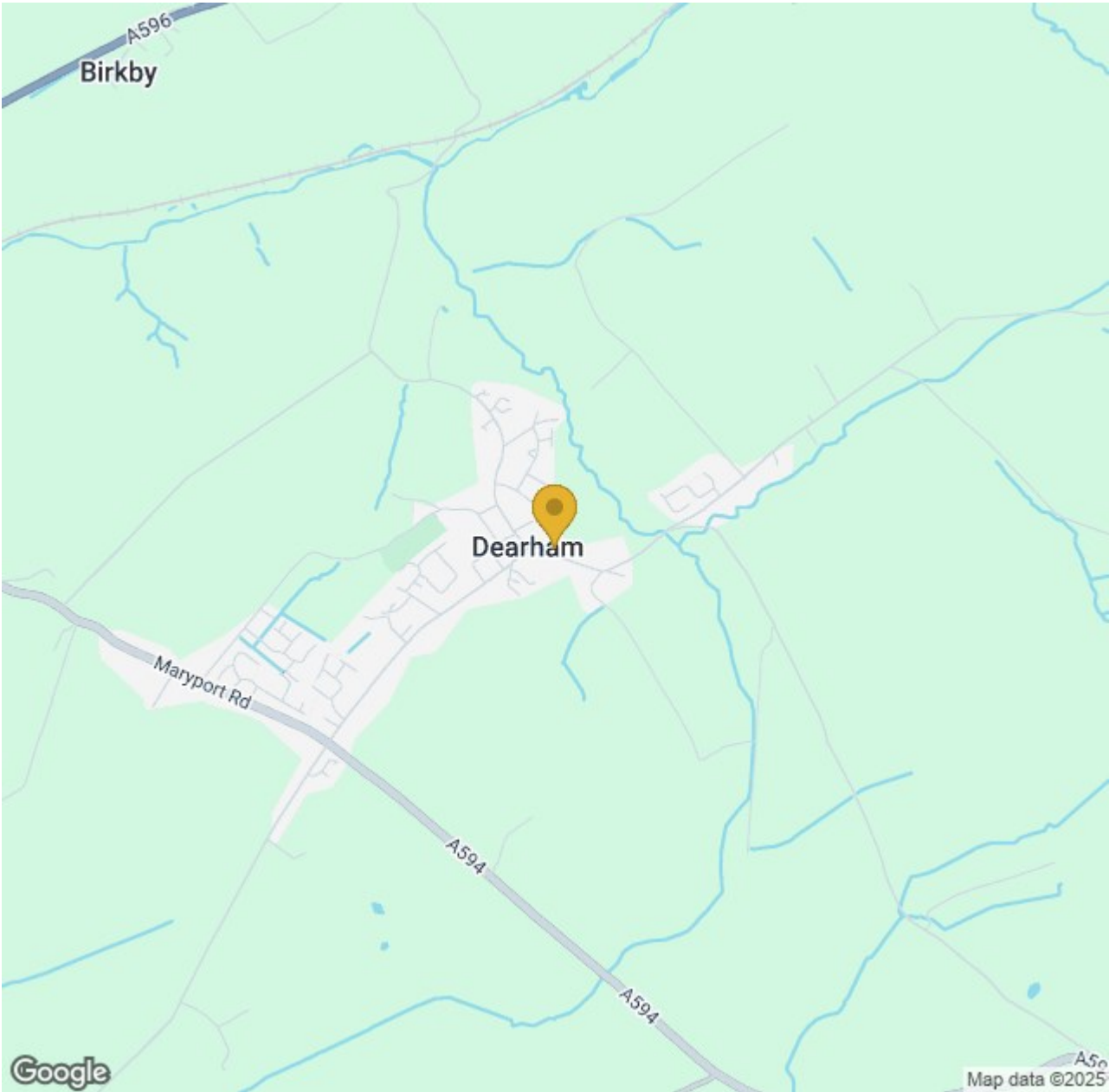
Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

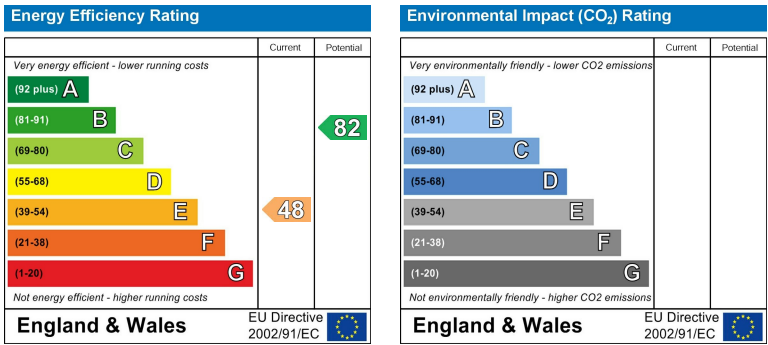
### COVID-19 VIEWING GUIDELINES

Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

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.