



GRISDALES

PROPERTY SERVICES



5 Gladstone Street, Workington, CA14 2YF

£650 Per Calendar Month

We are looking for a great tenant who will truly appreciate this lovely property and make it their home. Offering generous living space, the property features two reception rooms, two double bedrooms, a modern white kitchen, and a stylish bathroom, making it ideal for a small family seeking comfortable and easy living. Conveniently located close to schools, shops, and the town centre, it is also just a short walk from excellent public transport links, including the train station. Apply today, arrange a viewing, and this could soon be your perfect new home to enjoy and make cosy.

Helping you find your perfect new home...

www.grisdales.co.uk

18 South Street, Cockermouth, Cumbria, CA13 9RT | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

THINGS YOU NEED TO KNOW

Gas central heating
Double glazing

INNER LOBBY

The property is accessed into an inner lobby which opens up into:

HALLWAY

With stairs to the first floor.

LOUNGE

11'9" x 13'2" (3.60 x 4.03)



DINING ROOM



KITCHEN

8'8" x 8'6" (2.66 x 2.61)



Fitted with a range of base and wall units in white with laminate worktop over and grey tiled effect splash back. Includes stainless steel sink with mixer tap, integrated electric oven with four ring electric hob over and extractor fan, plumbing for washing machine, space for fridge, freezer. Door to the rear and useful under stairs cupboard.

FIRST FLOOR LANDING

Giving access to the 2nd floor. A steep wooden ladder-type staircase leads to a large attic storeroom.

BEDROOM ONE

15'2" x 10'9" (4.64 x 3.29)



Double room to the front.

BEDROOM TWO

13'3" x 9'4". (4.06 x 2.87.)



Double room to the rear with cupboard housing gas boiler.

BATHROOM

8'6" x 9'0". (2.60 x 2.75.)



The bathroom is fitted with P-shaped bath with wall-mounted chrome shower and attachments, pedestal wash basin and low-level WC . Fitted with beige ceramic tiles and extractor fan.

ATTIC ROOM



There is a room in the loft space accessed via a very steep staircase.

YARD



L-shaped yard.

DIRECTIONS



From Oxford Street turn into Senhouse Street then right into Gladstone Street and the property is on the left.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed 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 REGULAT

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.

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 take a Holding Deposit from a tenant to reserve a property. This is one week's rent and for this property this will be £150.00.

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 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.

WHO WILL LOOK AFTER THE PROPERTY

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

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 Landlord's 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 to speak with our Protection Specialist.

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, 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 you will be offered a viewing and, if successful, request that you are referenced. You will need to complete a further on-line 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 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

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

Gladstone Street, Workington, CA14

Approximate Area = 1125 sq ft / 104.5 sq m

For identification only - Not to scale

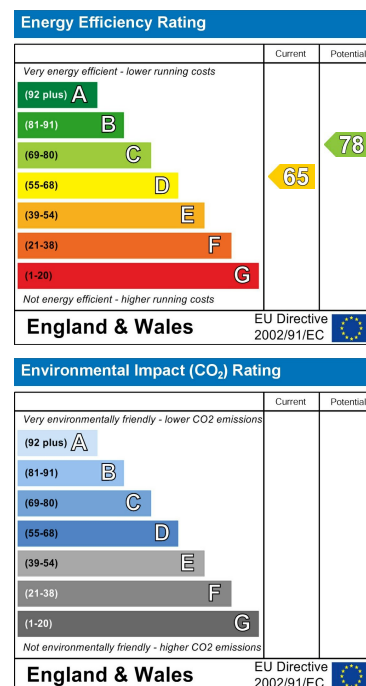


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rictxcom 2025. Produced for Grisdales. REF: 1440461

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.