



# GRISDALES

PROPERTY SERVICES



**21 East Road, Egremont, CA22 2ED**

**£675 Per Calendar Month**

New photography coming soon.

This delightful property certainly makes a good impression from the second you step inside. With stunning features such as beautiful wooden floors, a wood burning stove in the dining room, a stylish fully fitted kitchen, three double bedrooms and countryside views to the rear. You simply **MUST** view this property.

Situated in a popular residential location on the fringe of the market town of Egremont the property is handily placed for all the amenities the town has to offer and the major employment centres.

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)

## ENTRANCE HALL

Double glazed door, radiator.

## LOUNGE

11'10" x 11'11" (3.616 x 3.633)



Double glazed window, radiator, gas fire, wooden flooring.

## DINING ROOM

13'3" x 13'0" (4.049 x 3.966)



Double glazed window, radiator, tiled floor, wood fired stove, countryside views.

## KITCHEN

9'1" x 10'6" (2.760 x 3.188)



Range of wall and base units with complementary work surface, stainless steel electric oven, stainless steel four ring hob. Inset stainless steel sink unit, double glazed window, integrated dishwasher, tiled floor.

## CLOAKROOM

5'8" x 5'7" (1.734 x 1.706)

W.C. Wash hand basin electric shower

## REAR HALL

Tiled floor, plumbing for washing machine.

## BEDROOM ONE

13'3" x 9'5" (4.030 x 2.877)



Double in size, double glazed window, radiator, built in cupboard housing boiler.



### BEDROOM TWO

14'8" x 11'10" (4.469 x 3.597)



Double in size, double glazed window, radiator, built in storage cupboard, feature fireplace.

### BATHROOM

8'10" x 9'2" (2.700 x 2.793)



Bath with overhead shower, wash hand basin, W.C., ladder radiator, Velux window.

### ATTIC BEDROOM

15'7" x 13'5" (4.743 x 4.100)



Two Skylight window, radiator, built in wardrobes.

### EXTERNALLY

Parking is by way of on street parking. There is a yard to the rear of the property with a shed for storage.

### FACILITIES

#### 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.

#### DAMAGE DEPOSIT

A deposit will be paid by the tenant, prior to the commencement of the tenancy, equivalent to five weeks rent. This 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 in accordance with 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 £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

## RESTRICTIONS

At the landlords request pets or smokers are not permitted.

## THE TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy.

## WHO WILL LOOK AFTER THIS PROPERTY

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

## WHAT HAPPENS NEXT?

Please see our website for further information.

## 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

## 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.

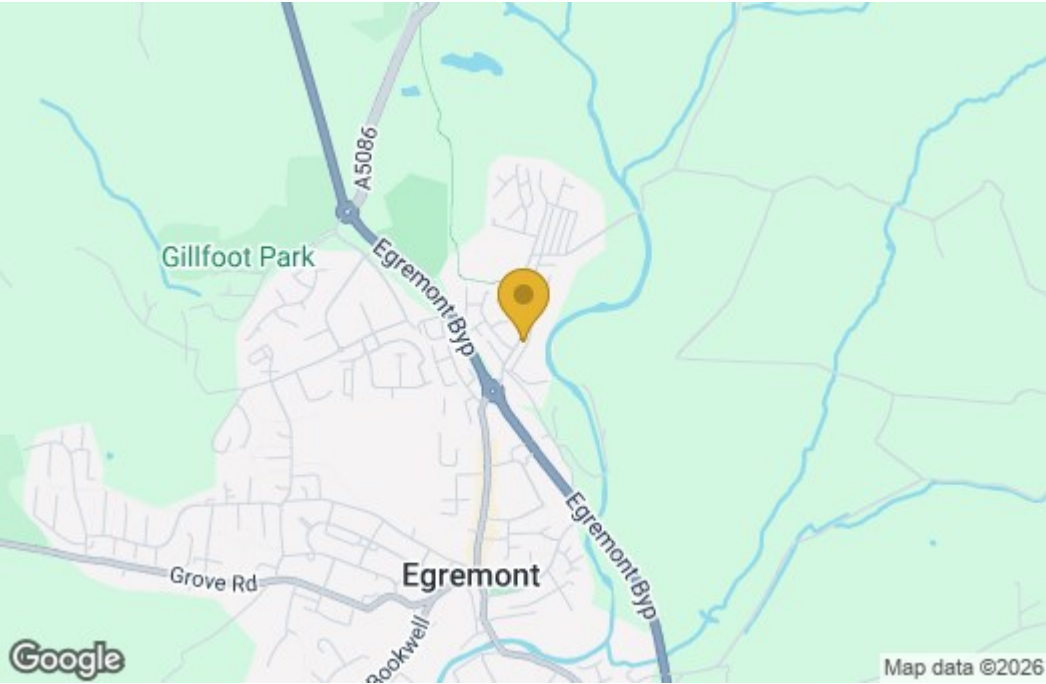
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

## COVID-19 VIEWING GUIDELINES

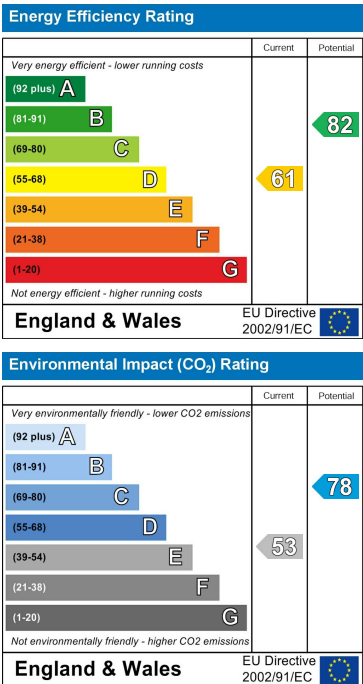
Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if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

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.