



GRISDALES

PROPERTY SERVICES



51 Vulcans Lane, Workington, CA14 2NW

£750 Per Month

PLEASE APPLY ON OUR WEBSITE

Stylish 3-Bedroom Terraced Home in Prime Location. Ideally positioned just a short walk from the town centre and local park, this well presented three-bedroom terraced home offers the perfect balance of space, style, and convenience.

The property boasts a generous open-plan lounge and dining area alongside a modern kitchen, thoughtfully designed with contemporary units. Upstairs, you'll find three well-proportioned bedrooms, offering flexibility for families, professionals, or those working from home, along with a well-appointed family bathroom.

Helping you find your perfect new home...

www.grisdales.co.uk

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

ENTRANCE

Via UPVC front door, leading into:

HALLWAY

Radiator, stairs to first floor, door leading to:

LOUNGE

12'7" x 12'1" (3.84 x 3.70)

Front aspect double glazed window, radiator, electric fire. Open archway leading into:

DINING ROOM

13'11" x 12'0" (4.26 x 3.68)

Decorative fireplace, radiator, rear aspect double glazed window. Door leading to:

KITCHEN

15'11" x 9'2" (4.86 x 2.80)

With a range of grey gloss wall and base units with complementary work surfaces, integrated electric oven and gas hob with extractor fan above. Inset sink and drainer unit, decorative grey wall tiling, under stairs storage cupboard, radiator. Side aspect double glazed window, plumbing for washing machine, wall mounted combi boiler. UPVC door leading to rear external.

FIRST FLOOR LANDING

Storage cupboard, doors leading to:

BEDROOM 1

15'9" x 12'10" (4.82 x 3.92)

Front aspect double glazed window, radiator double in size.

BEDROOM 2

11'9" x 9'1" (3.60 x 2.79)

Rear aspect double glazed window, radiator double in size.

BATHROOM

6'2" x 5'10" (1.88 x 1.80)

Three piece suite comprising of bath with overhead shower, WC and wash basin. Frosted double glazed window, decorative wall tiling.

BEDROOM 3

9'7" x 9'2" (2.93 x 2.81)

Rear aspect double glazed window, radiator, single in size.

EXTERNALLY

Parking is by way of on-street. Permit can be obtained from the local Council.

Yard area to the rear with lockable composite yard door.

DIRECTIONS

Turn left onto Washington St/A596; turn right onto Jane St/B5297 and continue to follow B5297; at the roundabout, take the 3rd exit onto Oxford St/B5297; turn left onto Vulcan's Lane and the property will be on the right.

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 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 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 £173. 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.

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 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 to speak with our Protection Specialist.

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.

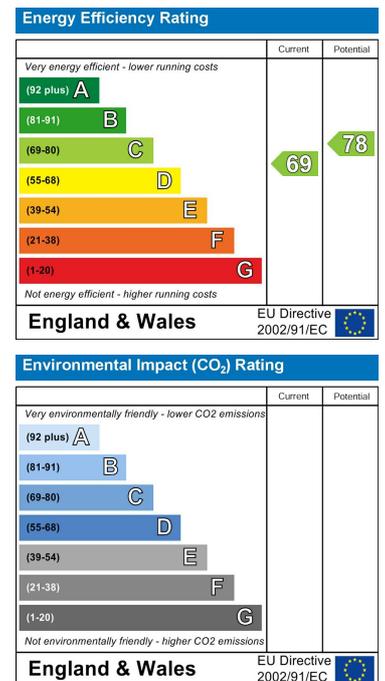
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

Floor Plan

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.