



# GRISDALES

PROPERTY SERVICES



## 55a Chaucer Road, Workington, CA14 4HR

**£900 Per Calendar Month**

Sitting pretty on an open plot within this popular and well established residential area is this fabulous three bedroomed semi-detached house with conservatory!

It's easy to look after, has been well maintained in the past and offers some great accommodation, perfect for a couple or small family.

It has everything you need from a practical kitchen with dining space, a lovely and very private conservatory, sunny lounge with bay window and three bedrooms. Outside there's ample parking, including two off road spaces, and there's an enclosed garden to the rear and a large lawn to the front.

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

## THINGS YOU NEED TO KNOW

Gas central heating;  
Double glazing.

## ENTRANCE HALL

Accessed via a uPVC front entrance door, fitted cupboard, security alarm box (alarm doesn't work and won't be repaired)

## LOUNGE

16'4" x 14'11" (5.00 x 4.57)



Window to front aspect, fireplace with inset gas pebble effect fire and chrome surround, staircase to first floor, coving to ceiling.

## KITCHEN/DINING ROOM

14'11" x 8'0" (4.57 x 2.44)



Comprising a range of light wood effect base and wall units with integrated electric oven and hob,, stainless steel extractor chimney, high gloss worktops with tiled splash-backs, Asterite 1.5 sink and drainer, plumbing for washing machine, doors leading into conservatory, tiled flooring.

## CONSERVATORY

13'1" x 9'10" (3.99 x 3.00)



Tiled flooring, French doors to garden.

## FIRST FLOOR LANDING



Double glazed window to side elevation.

### BEDROOM ONE

11'1" x 8'5" (3.38 x 2.59)



Double bedroom with double glazed window to the rear elevation, radiator.

### BEDROOM TWO

11'5" x 8'5" (3.48 x 2.59)



Double bedroom with double glazed window to the front elevation, radiator.

### BATHROOM

6'3" x 5'6" (1.91 x 1.68)



Double glazed window to the front elevation, a modern suite comprising pedestal wash hand basin, WC, bath with electric shower over, wood effect laminate flooring, airing cupboard housing hot water tank.

### BEDROOM THREE

6'7" x 6'3" (2.03 x 1.91)



Single bedroom with double glazed window to rear elevation, laminate flooring.

## EXTERNALLY



The property is on a corner plot with large lawn to the front, two allocated driveway parking spaces off street to the side and secure gated access leading to the front door. The back garden has a raised decking area and mature shrub planting.

## DIRECTIONS

From Workington centre proceed along the A596 and take the right turn opposite the Travellers Rest public house onto Ashfield Road. Turn first left onto Moorfield Avenue and left again onto Chaucer Road. Number 55a is located in the first cul-de-sac on the right.

## COUNCIL TAX

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

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

## 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 takes a Holding Deposit from a tenant to reserve a property. This is one week's rent and for this property 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, 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?

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

## 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 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 a FREE appointment to discuss this plan with Kirsty, our Protection Specialist.

## **APPLICATIONS**

Applications for the tenancy are to be made to Gridsdales. The application form is on our website – please go to [www.gridsdales.co.uk](http://www.gridsdales.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 Gridsdales, 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**

Gridsdales 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.

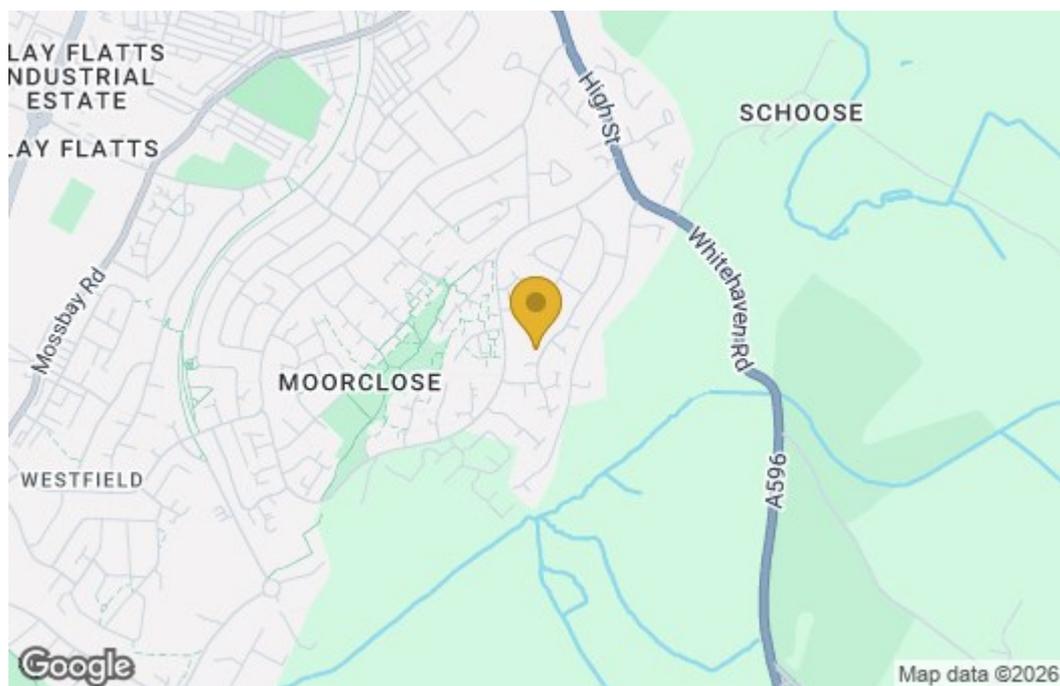
Mortgage Advice Bureau – Doing what's right for you.

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.

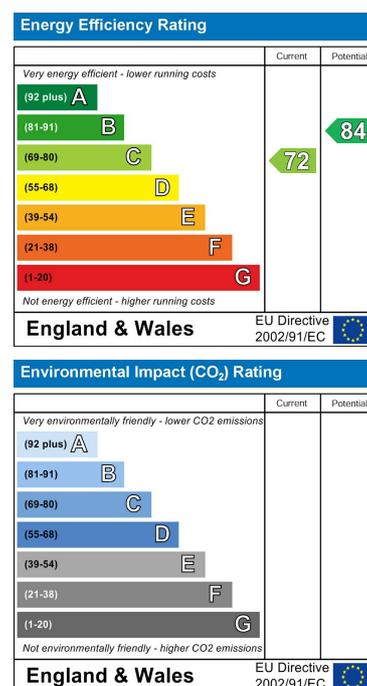
To find out how we can help you realise your dreams, just call your nearest Gridsdales office.

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.