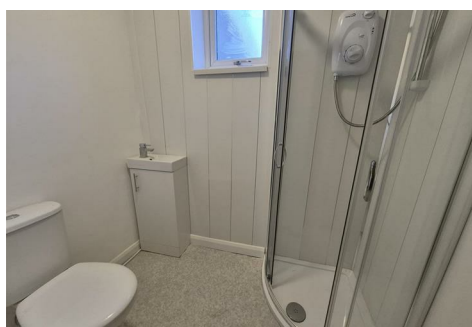




# GRISDALES

PROPERTY SERVICES



## 87 Wood Street, Maryport, CA15 6LH

**£800 Per Month**

PLEASE APPLY ON OUR WEBSITE

This attractive four-bedroom property is ideally located in the heart of the town centre, just a short walk from the harbour, shops, cafés, and local amenities. The home features a new, open-plan kitchen and lounge, creating a bright and modern living space perfect for both everyday living and entertaining. There are four well-proportioned bedrooms and two bathrooms, offering flexibility and comfort for families or professional households.

Additional benefits include a cellar, ideal for storage, and a layout that maximises space throughout the property. Combining a central location with modern living, this home offers convenience, character, and practicality.

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



Part glazed composite front door into:

## HALLWAY

Radiator. Doors leading to open plan lounge, kitchen/diner.

## LOUNGE

11'7" x 13'5" (3.54 x 4.10 )



Large front aspect double glazed windows, radiators, straight into:

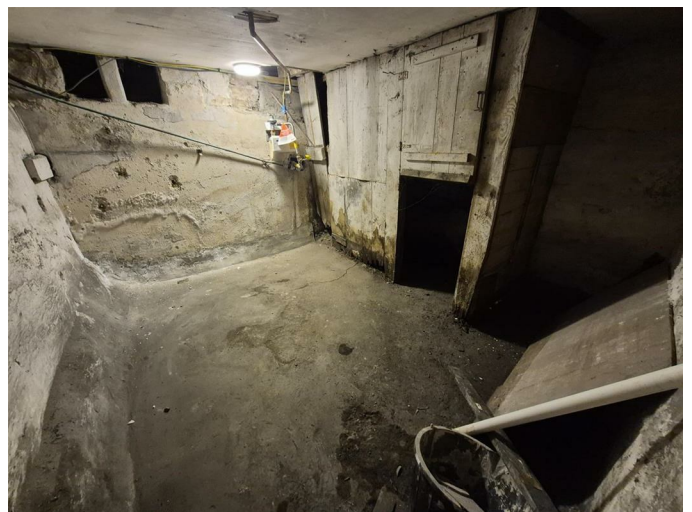
## KITCHEN/DINER

10'0" x 9'11" (3.05 x 3.04 )



Fitted with a range of grey gloss wall and base units with complementary blue work surfaces, integrated electric oven and hob with extractor fan above, inset sink and drainer unit, rear aspect double glazed window, door leading to:

## CELLAR



Ideal storage area.

## INNER HALLWAY

Steps leading down from kitchen, UPVC door leading to external shared access for bin store.

### DOWNSTAIRS SHOWER ROOM

4'5" x 6'2" (1.36 x 1.88)



Three-piece suite comprising of walk-in shower, WC and wash basin with storage unit below. Radiator. Extractor fan rear aspect double glazed window.

### FIRST FLOOR LANDING

Doors leading to:

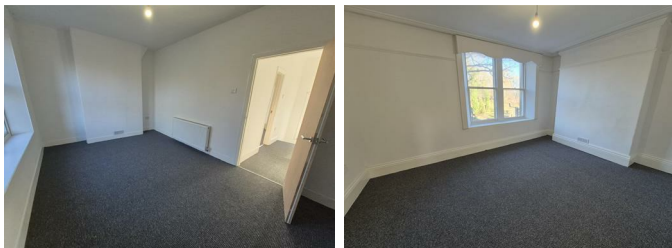
#### BATHROOM

8'6" x 6'3" (2.61 x 1.93)

Three piece suite comprising of bath, WC and wash basin set within unit. Velux window and side aspect frosted window, radiator. UPVC wall panelling.

#### BEDROOM ONE

10'3" x 15'4" (3.13 x 4.68)



Double in size. Front aspect, single glazed sash windows, radiator.

### BEDROOM TWO

11'1" x 15'3" (3.39 x 4.65)



Double in size. Radiator, front aspect, single sash windows.

### BEDROOM THREE

8'7" x 11'11" (2.64 x 3.65)



Double in size. Radiator, rear aspect, double glazed window, built-in wardrobe.

### SECOND FLOOR LANDING

Doors leading to:

#### BEDROOM FOUR

12'11" x 9'6" (3.95 x 2.90)



Double in size. Radiator, rear aspect, double glazed window.

### EXTERNALLY



Shared lane for bin access to the rear.

### DIRECTIONS

## COUNCIL TAX - CUMBERLAND

Cumberland Council (01228 606060) advise that this property is in Tax Band TBC

## 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

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 for viewing. This is particularly important if you are contemplating travelling some distance.

## 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 £180. 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. Please see Grisdals for full details on this.

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.

## 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 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 and then arrange a viewing of the property. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further online 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 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

Grisdals 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.

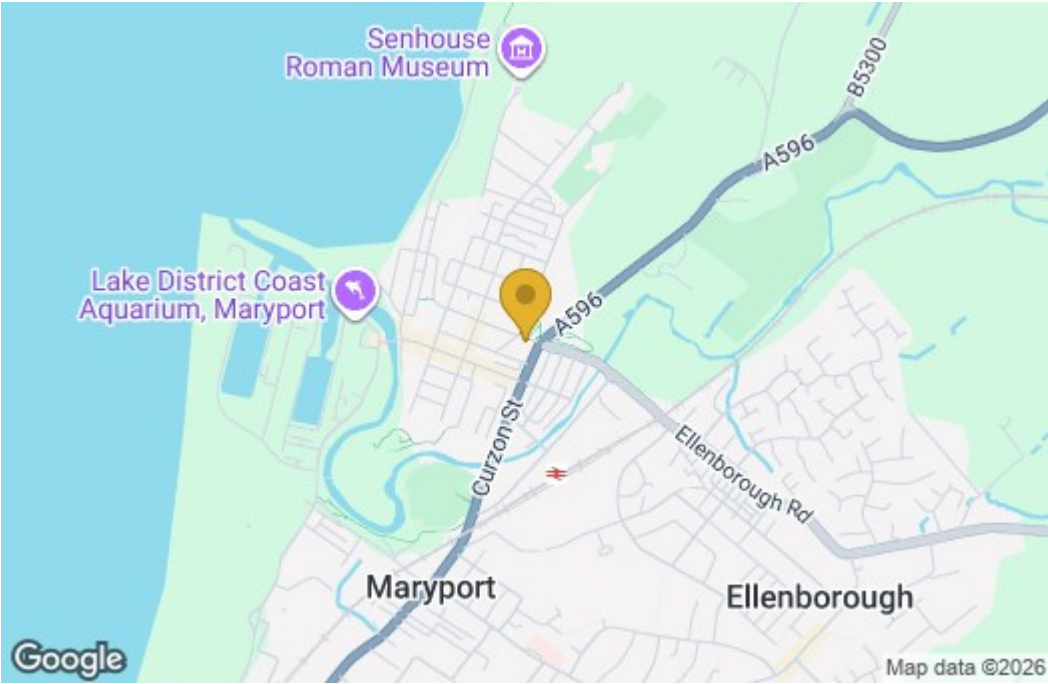
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

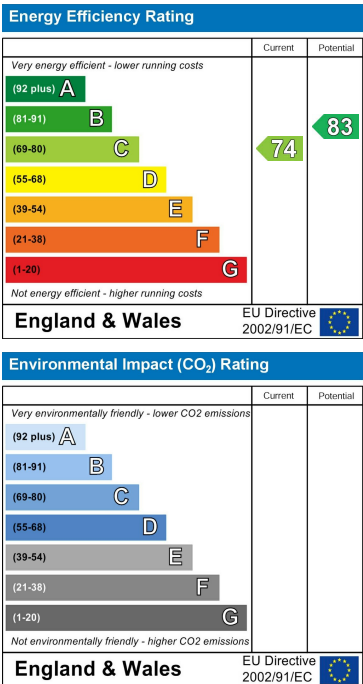
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.