



# GRISDALES

PROPERTY SERVICES



**2 Boyd Street, Maryport, CA15 7NN**

**£650 Per Calendar Month**

PLEASE APPLY VIA OUR WEBSITE

Welcome to this very pleasant two bedroomed mid terraced house located in a good residential area in Maryport with easy access to the local shops and facilities. Well maintained internally there are two reception rooms, a small but practical kitchen and bathroom downstairs and two double bedrooms upstairs. All in all a great home ready to be loved and lived in.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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

## THINGS YOU NEED TO KNOW

Gas Central Heating  
Double Glazing

## ENTRANCE

The property is accessed via a uPVC door into:

## RECEPTION ROOM 1

13'4" x 10'0" (4.08 x 3.07)



Coving; spotlights; feature fire in brushed chrome frame with hearth and surround and white mantelpiece over; television point; wood effect vinyl floor covering; stairs to first floor. White panel painted door leads into:

## RECEPTION ROOM 2

13'7" x 10'4" (4.16 x 3.16)



Wood effect vinyl floor covering; coving; ceiling rose and centre light fitting; window to rear; telephone point; under stairs cupboard with shelving.

## KITCHEN

9'5" x 7'10" (max) (2.88 x 2.40 (max))



Fitted with a range of base and wall units in cream with chrome handles; black work surface over; includes stainless steel sink plumbing for washing machine; electric oven with 4-ring electric hob over and stainless steel splashback and extractor fan. White ceramic tiled splashback; window to side; white tongue and groove ceiling; spotlights; door leading to:

## REAR LOBBY

With white painted tongue and groove; uPVC door to rear; door leading into:

## BATHROOM

6'8" x 4'8" (2.04 x 1.43)



With curved bath with wall mounted chrome shower and attachments; curved screen; mixer tap; white wash hand basin; low-level WC set into vanity unit in white. Fitted around bathroom with waterproof panelling; frosted window to rear; charcoal grey ceramic tiled floor.

PLEASE NOTE THE BATH WILL BE REPLACED WITH A SHOWER UNIT.

## FIRST FLOOR LANDING

Stairs from Reception Room 2 give access to first floor landing and both bedrooms.

### BEDROOM 1

13'7" x 10'3" (4.15 x 3.14)



Double bedroom; television point; coving.

### BEDROOM 2

12'11" x 10'5" (3.96 x 3.20)



Double room to rear; cupboard with shelving and wall mounted Baxi boiler; television point; additional cupboard with shelving and hanging space.

## EXTERNAL (REAR)

Yard to rear.

## DIRECTIONS

The property is best approached by driving towards Maryport

and upon reaching Maryport, take a left hand turn into Ashby Street. From Ashby Street turn into Boyd Street and the property is on the left.

## COUNCIL TAX

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

## 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.

\*Please note these details have yet to be approved by the landlord.

## 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 for from a tenant to reserve a property. This is one week's rent and for this property will be £150

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 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 for a 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.

## 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 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.

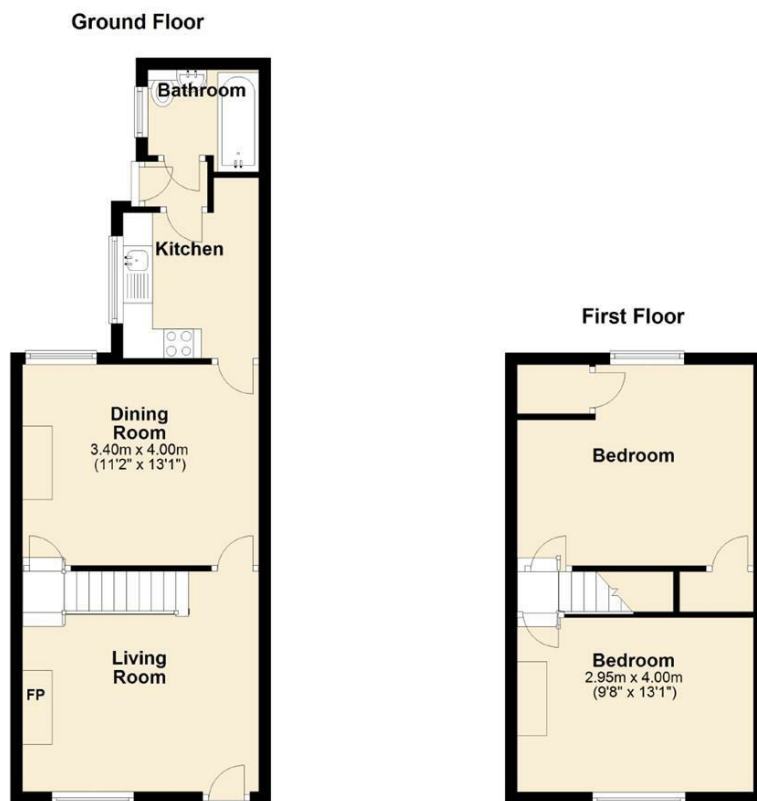
Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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

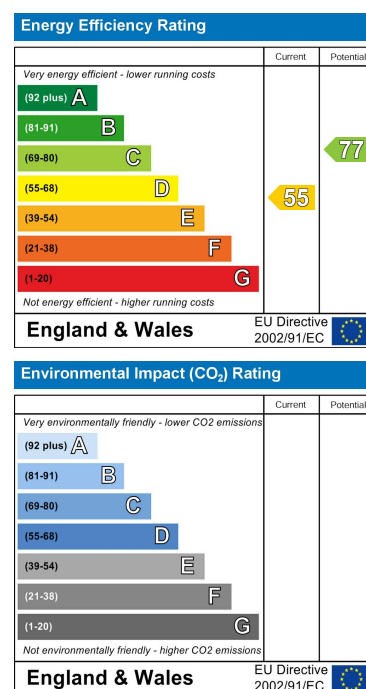


2 BOYD STREET, Maryport

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.