

## 44 Nepgill Park, Workington, CA14 1YG

**£625 Per Calendar Month**

Recently refurbished throughout including new kitchen and new bathroom with new carpets and Karndean flooring throughout.

Located on Nepgill Park, in the village of Bridgefoot, this contemporary two bedroomed barn conversion offers a light and spacious open plan layout in a quiet and peaceful setting. The village of Bridgefoot is just a short walk away. Good transport links to West Cumbria and handy access for the A66 to Workington, Cockermouth and Keswick.

Private off street parking available with the option of a garage to rent, use of private communal grounds with pond and wildlife area.  
An absolute must for someone wanting something just a bit different.

## THINGS YOU NEED TO KNOW

Electric heating  
Double glazing  
Due to site restrictions pets and children are not permitted.  
There is a laundry onsite for use by the residents.  
There is an extra charge of £20 PCM for sewage.

## ENTRANCE HALL

With cupboard

## LOUNGE/DINING ROOM/KITCHEN

22'0" x 10'7" (6.71 x 3.23)

An attractive open plan room with stairs to the first floor bedroom and with phone and tv point. There is a newly fitted kitchen in cream with attractive worksurface over and including electric oven and hob, breakfast bar and Karndean flooring.

## BEDROOM ONE

11'0" x 8'1" (3.35 x 2.46)

Double

## BATHROOM

7'0" x 5'0" (2.13 x 1.52)

With newly fitted bathroom comprising shower over bath, shower screen, wash hand basin and w.c..

## BEDROOM TWO (first floor attic)

8'0" x 9'0" (2.44 x 2.74)

Ideal for a study with views from the Velux window across fields.

## EXTERNALLY

There is off street parking available for the property within the development.

Although there is no specific garden allocated to the property there is use of the communal garden which is maintained by the landlord. It is an attractive area including a pond with much wildlife. There are also attractive trees, shrubs, etc and it makes an idyllic area to be.

A lock up garage at £35 pcm is also available subject to availability.

## FACILITIES

Electric storage heaters.

## DIRECTIONS

From Cockermouth take the A66 in a westerly direction and at the Broughton/Brigham turn, turn left signed to Brigham, pass Brigham School and go through Broughton Cross. Proceed towards Bridgefoot and there is a drive to Nepgill Park on the left hand side. Drive up here to the parking area and the property can be found adjacent. It is 2 miles from the A66 to the Park entrance.

## RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

## COUNCIL TAX

Allerdale Borough Council (01900 702530) advise that this property is in Tax Band A

## 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 £144

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.

## RESTRICTIONS

At the landlords request pets are not permitted.

Tenants claiming Housing Benefit will not be permitted by the landlord.

## THE TENANCY

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

## IMPORTANT INFORMATION / 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 for viewing. This is particularly important if you are contemplating travelling some distance.

## 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

## WHO WILL LOOK AFTER THE PROPERTY?

The property will be managed by your landlord.

## 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 Grisdales 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 with Lewis Morgan, our Protection Specialist.

## WHAT HAPPENS NEXT?

Please see our website for further information.

## MORTGAGAE 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.

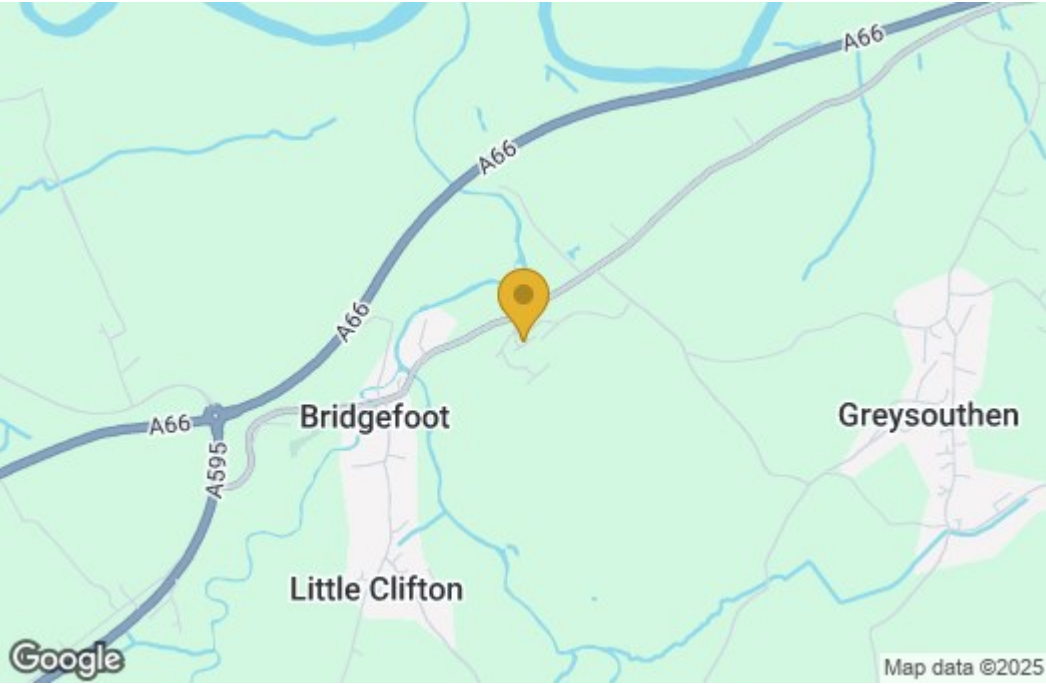
To find out how we can help you realise your dreams, just call your nearest Grisdales office.



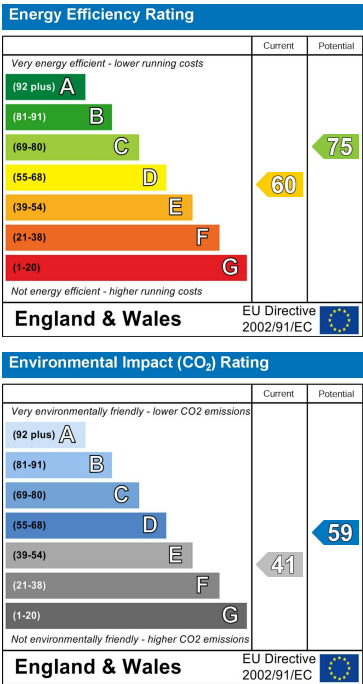
Floor Plan



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.