



## 2 Lower Church Street, Maryport, CA15 6JE

**£650 Per Calendar Month**

THE STRIKING POST-BOX RED FRONT DOOR opens up to this fabulous two double bedroomed mid terraced house and what a house it is! Immaculately presented in white with grey floor coverings this is every tenant's wish! Beautifully maintained and fitted it was built about 12 years ago to a high specification and we're looking for a tenant who will stay and appreciate all that it offers.

Inside there's a spacious lounge, practical and well fitted cream dining kitchen beyond and upstairs two spacious bedrooms and a bathroom. But the selling point has to be the private and allocated parking accessed by electric gates which lead into a well maintained and lit car park.

ALL BRAND NEW CARPETS AND DECOR THROUGHOUT.

## THINGS YOU NEED TO KNOW

Gas central heating and double glazing.

## ENTRANCE

The property is accessed via a striking red composite door with chrome ironmongery, and that leads into:

## INNER LOBBY

With stairs to the first floor.

## LOUNGE

13'3" x 12'1" (4.06 x 3.70)



Sash window overlooking the front, wall mounted electric fire and television point.

## KITCHEN

11'8" x 11'3" (3.58 x 3.43)



Fitted with a range of base and wall units in cream with chrome handles and black laminate worktop over with black and cream ceramic tiled splashback. Includes 1.5 bowl stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, integrated electric oven with 4-ring gas hob over and stainless steel extractor fan. Ample space for a dining table, wood effect vinyl floor covering, large sash window to the rear, spotlights and walk-in understairs cupboard with coat hooks.

## REAR LOBBY

With continuation of kitchen flooring and brushed foot mat, composite door to the rear with frosted windows and chrome ironmongery, wall mounted Worcester gas boiler.

## CLOAKROOM

4'5" x 3'4" (1.36 x 1.03)



Fitted with WC and wash basin with chrome mixer tap and white ceramic tiled splashback, continuation of flooring.

## STAIRS AND LANDING

A staircase leads to a first floor landing with doors into both bedrooms and bathroom and cupboard with slatted shelving.

## BEDROOM ONE

12'10" x 8'8" (3.93 x 2.66)



Double room to the front, television point, cupboard with shelf and hanging rail.

## BEDROOM TWO

15'8" x 10'7" (4.8 x 3.25)



A double room with two sash windows overlooking the rear and television point.



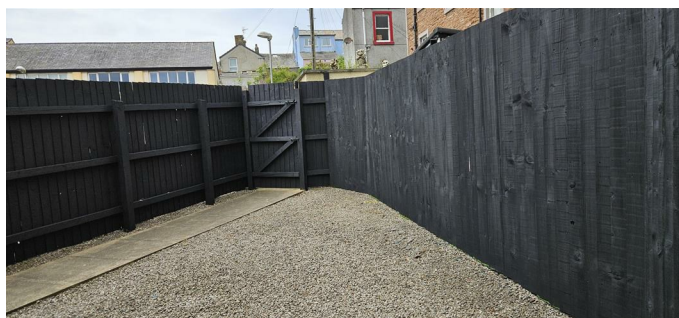
## BATHROOM

8'9" x 4'10" (2.67 x 1.49)



Fitted with white wash basin with chrome mixer tap set into white fronted cupboard with wall mounted mirror above and shaver light, white bath with clear screen and wall mounted chrome shower and attachments and low level WC. Fitted around sanitary fittings with beige ceramic tiles, vinyl floor covering and bathroom accessories and spotlight.

## REAR GARDEN



Enclosed courtyard garden with black painted fencing and gate and with concrete path and shillies. The gate leads to the car park,

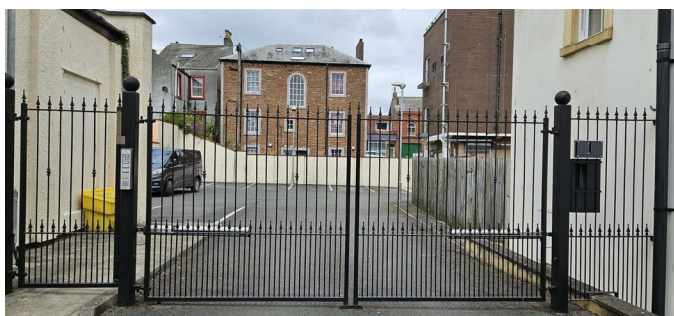
## PARKING



To the rear (accessed from John Street) is a private car park with allocated parking for the neighbour properties. The parking for this property is the second space in by the pedestrian gate into the garden.

The car park is accessed via electric gates at the front, along with a pedestrian gate, and is fully lit and very well maintained.

## DIRECTIONS



From Curzon Street turn into John Street then left next into Lower Church Street and the property can be found on the right. To access the car park proceed past Lower Church Street and its on the right.

## COUNCIL TAX

Cumberland Council (0300 373 3730) advise that this property is in Tax Band A.

## THE RENT

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

## 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.

## THE TENANCY

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

## 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.

## 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 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.

### **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 £150.00.

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.

### **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

### **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 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**

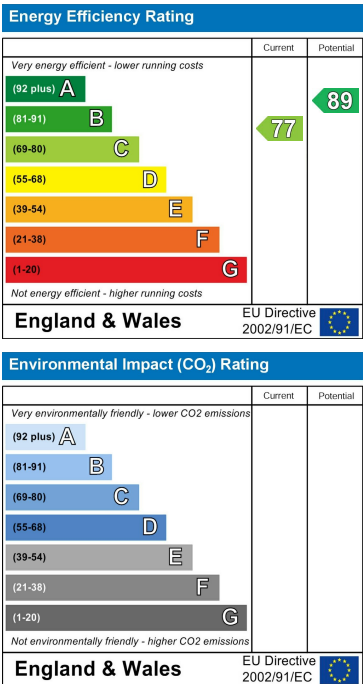
Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? – Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love, should the unexpected happen during the length of the plan – Ask for a FREE appointment to discuss this plan with Kirsty, our Protection Specialist.

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.