# 18 St. Mungos Close, Dearham, Maryport, CA15 7EZ

## £895 Per Calendar Month

AN IMMACULATELY PRESENTED THREE BEDROOMED SEMI-DETACHED HOUSE located in this modern development just a stone's throw away from the great amenities in Dearham - school, shops, takeaways, church, bus route etc. Fitted and decorated to a high standard with modern living in mind, this will make you a perfect home.

Inside there's a great family kitchen with dining area, spacious lounge, 2 double bedrooms (one with an en-suite) and a family bathroom. Outside you'll find parking for 2 cars on the drive and an enclosed garden which is easy to maintain.

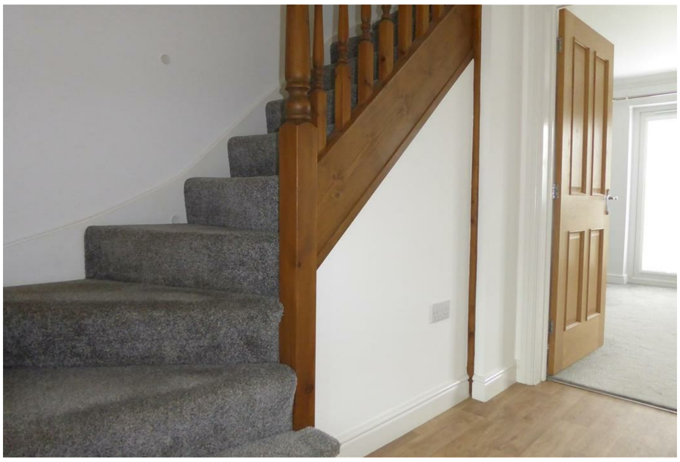
## THINGS YOU NEED TO KNOW

Gas central heating
Double glazing

## ENTRANCE

The property is accessed via a coloured composite door with coloured glazing panels. Leads into:

## INNER HALLWAY



Wood effect vinyl flooring; stairs to first floor; door leading into:

## CLOAKROOM

Corner wash basin with chrome mixer tap; low level wc; part tiiled with beige ceramic tiles; frosted window with front aspect; wood effect vinyl flooring.

## LOUNGE

15'6" x 11'10" (4.74 x 3.62)

A lovely light and airy room with window to rear; French doors to rear patio; television and telephone points; useful under-stairs cupboard.

## DINING KITCHEN

16'1". x 8'5" (4.92. x 2.58)

Continuation of hall flooring; space for dining table within square bay window to front. The kitchen is fitted with a good range of base and wall units in cream gloss and laminate worksurface over and includes 1.5 bowl stainless steel sink, integrated AEG oven and gas hob, overhead extractor hood. Integrated fridge and freezer, space and plumbing for a washing machine and a dishwasher.

## STAIRS/LANDING

Storage cupboard housing the Worcester combi-boiler, doors leading to all bedrooms and the family bathroom.

## BEDROOM 1
12'0" x 8'5" (3.66 x 2.57)

Double bedroom. TV and telephone point, door leading to:

## EN-SUITE SHOWER ROOM
8'4" x 3'11" (2.56 x 1.20)

Fitted with shower with sliding screen, pedestal wash basin and low level w.c. Part tiled walls and attractive coloured/patterned vinyl floor covering.

## BEDROOM 2
9'6" x 8'5" (2.91 x 2.57)

Double bedroom. front aspect and view in the distance; television point

## BEDROOM 3
10'2" x 6'9" (3.12 x 2.06)

Single room, rear aspect, television point.

## FAMILY BATHROOM
6'9" x 5'6" (2.07 x 1.69)

Three-piece suite incorporating bath, low level WC and wash basin. Half tiling throughout and vinyl flooring. Spot lighting and extractor fan.

## EXTERNAL

There is a driveway for 2 cars to the side and a path leading to front door. To the rear is a garden shed, patio area and enclosed lawn area surrounded with fencing.

## DIRECTIONS
.From Cockermouth, travel towards Maryport via the A594. After approximately 5 miles you will reach Dearham. Take the first right onto Central Road, and follow the road until the fourth left hand turn onto Browside Road. Take the next right onto St Mungos Close, then turn right again. The property can be found on the right hand side.

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

## 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 £196

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, Grisdales 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 Grisdales.
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 your Landlord but you will pay your rent to 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 Landlords 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 an 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, 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.

## WHAT HAPPENS NEXT?

Please see our website for further information.

## 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

## 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.

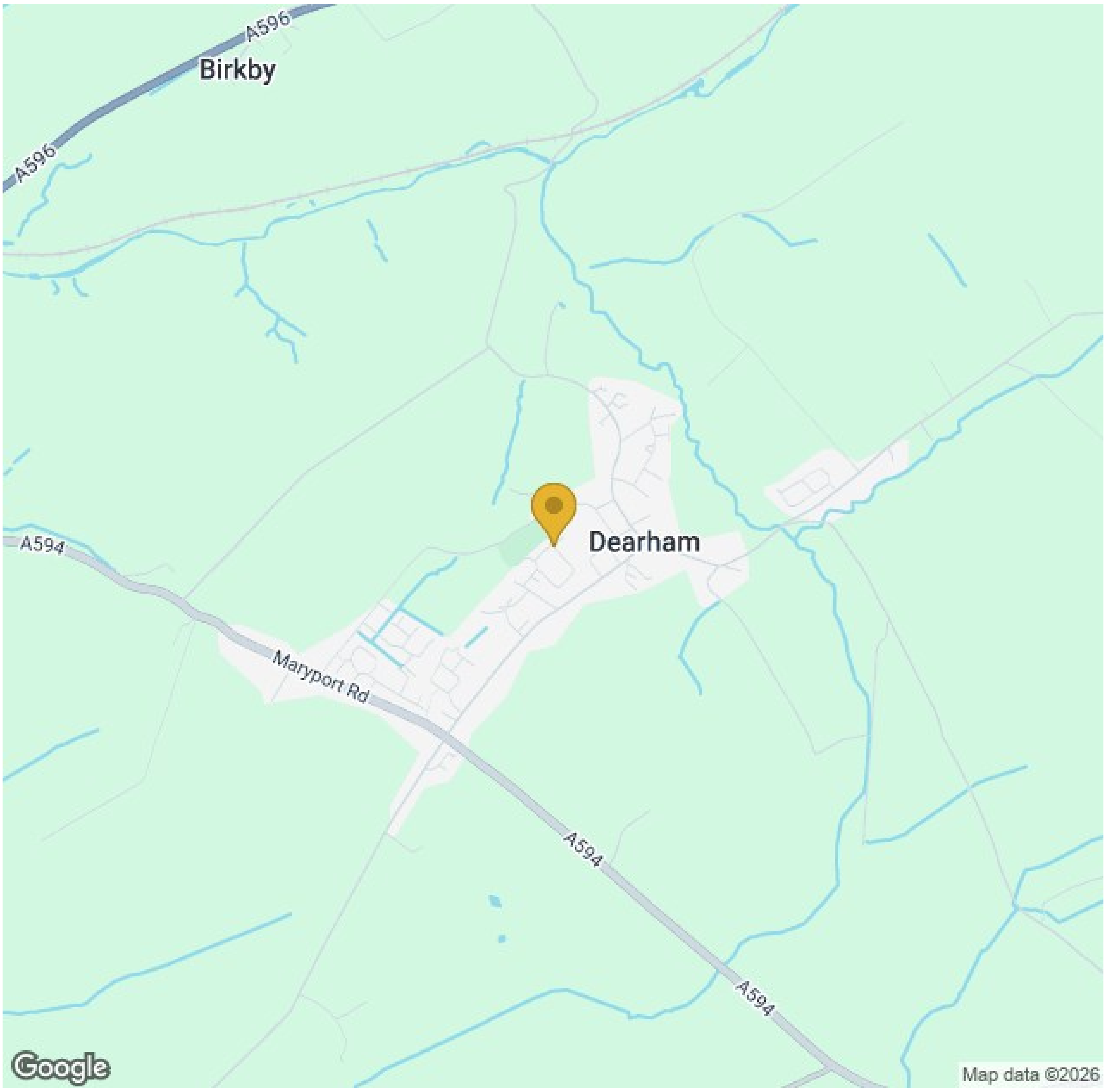
Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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

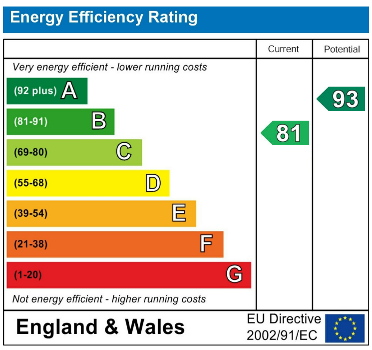
## COVID-19 VIEWING GUIDELINES

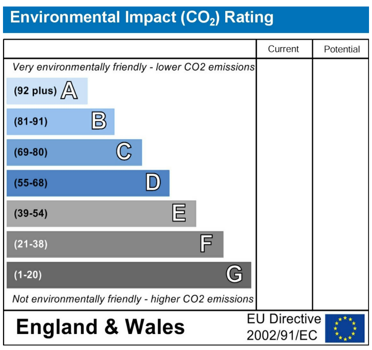
Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

## Area Map




## Energy Efficiency Graph







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