GRISDALES
PROPERTY SERVICES

7 Boyd Street, Maryport, CA15 7NN

£695 Per Calendar Month

WANTED!!! A perfect tenant for this perfect home!

For simple living, come and have a look at this super terraced property on Boyd Street in Maryport – it's fabulous! With a high end kitchen and a smashing bathroom this two bedroomed little gem won't be around for long. Available soon and unfurnished, it'll be just the home you're waiting for!

PLEASE NOTE THAT THIS PROPERTY WILL BE LET UNFURNISHED (not with the furniture as shown on the photos)

18 South Street, Cockermouth, Cumbria, CA13 9RT | **T:** 01900 829 977 | **E:** cockermouth@grisdales.co.uk

LOUNGE
14'8" x 11'8" (4.47 x 3.56)

Accessed via UPVC front entrance door with decorative panel, feature fireplace with wooden mantel & black cast iron surround with coal effect gas fire, black tiled hearth, decorative ceiling rose, coving to ceiling with decorative finishes, wood effect vinyl flooring, door to kitchen
PLEASE NOTE THAT THE GAS FIRE IS NOT OPERATIONAL.

KITCHEN
10'8" x 8'5" (3.25 x 2.57)

The kitchen comprises stone colour high gloss base & wall units, chrome handles, beech effect worktop, beech trim splash-back, retro-style wall unit with glass fronted door, integrated electric oven, separate 4 ring gas hob, stainless steel extractor chimney, integrated fridge, integrated freezer, stainless steel sink & drainer, plumbing for washing machine, breakfast bar, under stairs cupboard with power, wood effect vinyl flooring.

REAR LOBBY
Staircase to first floor, UPVC half glazed door to yard, vinyl flooring

BATHROOM
10'0" x 5'11" (3.05 x 1.80)

Window to side aspect, a lovely big bathroom comprising corner bath with shower over, low level WC, pedestal wash hand basin, Karndean tiled flooring, coving to ceiling

STAIRS TO FIRST FLOOR
Large airing cupboard with tank and shelving

BEDROOM ONE
11'8" x 11'1" (3.56 x 3.38)

Window to front aspect, original blackened fireplace, fabulous ceiling rose, coving to ceiling. Double room.

BEDROOM TWO
10'6" x 8'6" (3.20 x 2.59)

Window to rear aspect, fitted cupboard. Spacious single room.

EXTERNAL
There is a yard to the rear with wooden gate giving access.

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.

COUNCIL TAX
We have been advised by Cumberland Council 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.

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.

Alternatively, ask Grisdales about the ZERO DEPOSIT GUARANTEE which is available for this property (subject to conditions). Costs are a set up fee of £49 and a payment equivalent to one weeks rent. After that there is an annual renewal fee of £17.50 paid to Zero Deposit.

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 £160

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 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 Kirsty, 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.

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

Grisdales 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.

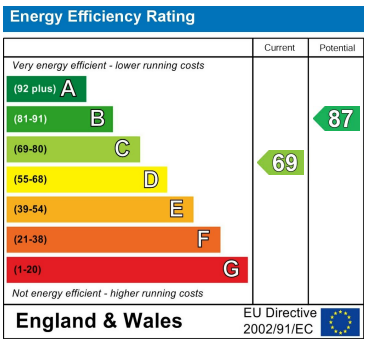
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

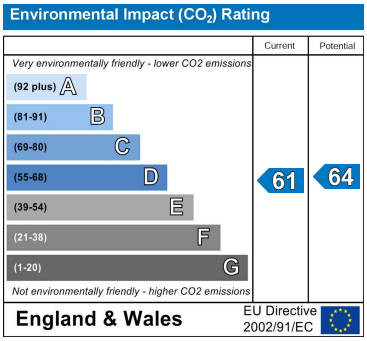
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

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.