



## **41 Newlands Park, Maryport, CA15 7ED**

**£950 Per Calendar Month**

LOOKING FOR PERFECTION? Then look no further!

This is a superb and fully refurbished three bedroomed semi-detached house with garden, drive and garage. It occupies a super position with a good outlook in the centre of this appealing and popular residential area and sits conveniently for the coast and Lake District along with the Maryport and Cockermouth and is within the catchment of Outstanding primary and secondary schools.

A Perfect Property to Rent - all immaculately presented, fitted and maintained to a tip top specification.

## THINGS YOU NEED TO KNOW

Gas central heating and double glazing.

## INNER HALLWAY

The property is accessed via UPVC door with frosted glazing panel to the side leading into the inner hallway with stairs to the first floor and door leading into:

## LOUNGE

12'7" x 11'2" (3.85 x 3.41)



A lovely open room with television point, recessed area with sandstone hearth.

## DINING ROOM

9'3" x 7'10" (2.84 x 2.4)



Double patio doors to the rear and door leading into:

## KITCHEN

9'11" x 11'1" (3.04 x 3.38)



Fitted with a range of base and wall units in grey with laminate work top over and grey splash back. Includes stainless steel sink unit with mixer tap, slim line dishwasher, integrated electric oven with microwave over, 4 ring gas hob with splash back and stainless-steel extractor fan, wood effect vinyl floor covering and large window to the rear.

## REAR LOBBY

Leading to utility/cloakroom, garage and the rear garden.

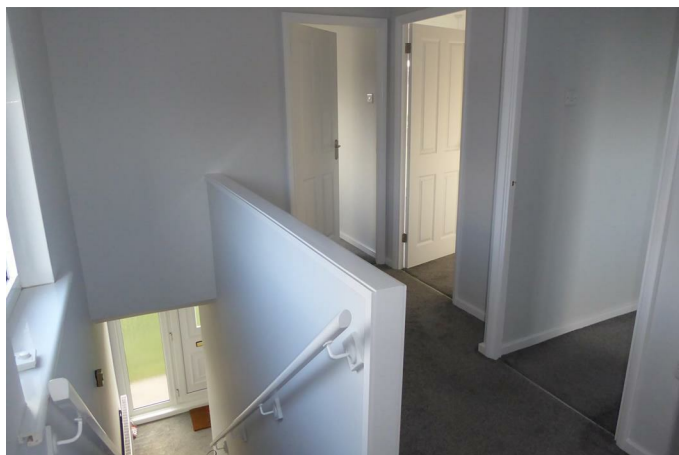
## UTILITY ROOM

4'11" x 7'9" (1.51 x 2.37)



Plumbing for washing machine and space for an additional appliance. Low level WC and wash basin with chrome mixer tap, set into vanity unit. Wood affect vinyl floor covering and frosted window to the rear.

## FIRST FLOOR LANDING



Window to the side.

## BEDROOM 1

10'2" x 11'0" (3.12 x 3.36)



Double bedroom to the front with built in cupboards with hanging space and shelving.

## BEDROOM 2

11'1" x 11'2" (3.40 x 3.42)



Double room to the rear.

## BEDROOM 3

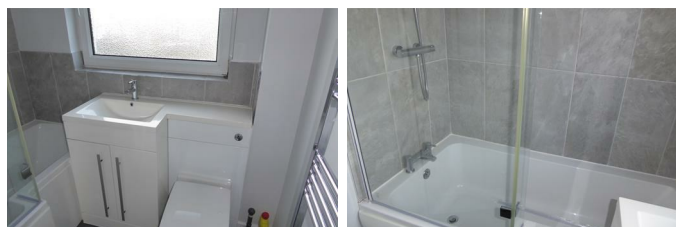
7'6" x 7'9" (2.29 x 2.37)



Single room to the front.

## BATHROOM

6'9" x 5'4" (2.06 x 1.65)



Fitted with wash basin with chrome mixer tap and WC set into white fronted vanity unit, P shaped bath with clear screen and wall mounted chrome shower and attachments fitted around sanitary fittings with grey bleak beige ceramic tiles, grey matter star, radiator grey tile effect flooring and frosted window to the rear.

## PARKING & GARAGE

13'5" x 9'1" (4.09 x 2.79)

Brick paved drive leads to a single garage with wall mounted boiler and shelving.

## REAR GARDEN



Paved with borders and small areas of lawn.

## SIDE GARDEN



Lawn with well-established shrub and floral borders.

## FRONT GARDEN

With lawn

## DIRECTIONS

From the central of Dearham proceed into Newlands Park and the property is at the bottom of the first road way in.

## COUNCIL TAX

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

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

## 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 £219

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.

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## 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. 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 vendors.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## **LETTINGS AND MANAGEMENT**

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

## **SURVEYS AND VALUATIONS**

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## **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.

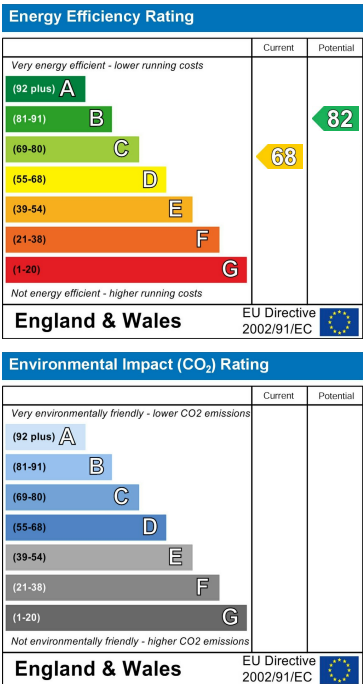
Floor Plan



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.