



GRISDALES

PROPERTY SERVICES



1 Cragg Cottages , Cockermouth, CA13 0SL

£825 Per Calendar Month

Located within Deanscales, a small hamlet approximately 10 minutes from Cockermouth and most importantly, having a COUNTRY PUB, is this super three bedroomed cottage. To let now, either furnished or unfurnished it offers charming and very comfortable accommodation including a spacious sitting room and breakfast kitchen downstairs with three double bedrooms and a bathroom upstairs. And it also comes with a SINGLE GARAGE too with a pretty garden to the rear.

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

THINGS YOU NEED TO KNOW

Electric heating and double glazing.

ENTRANCE

The property is accessed via a hardwood door with frosted glazing panels, into:

ENTRANCE PORCH

With wall mounted shelves, coat hooks, coving and uPVC door leading into:

SITTING ROOM

18'8" x 12'11" (5.71 x 3.96)



With wood burning stove set within fireplace alcove with brick chimney breast, oak mantelpiece and tiled hearth, wood effect laminate floor, windows to the front and rear, coving, television point and door leading into:

REAR LOBBY

With uPVC door to the back garden, wall mounted fuse box and wood effect vinyl floor covering.

KITCHEN

19'3" x 9'4" (5.87 x 2.87)



Fitted with a range of base and wall units in pine with laminate worktop over. Includes plumbing for washing machine, space for fridge/freezer, stainless steel sink, electric cooker with glass splashback and extractor fan over. Slate window sill, coving, wood effect floor covering, ample space for a dining table and windows to the front and rear. Stairs lead to the first floor.

LANDING

With storage cupboard.

BEDROOM ONE

8'5" x 8'2" (2.58 x 2.49)



Double room with an aspect to the front, vaulted ceiling, walk-in cupboard with shelf and hanging rail.

BEDROOM TWO

10'7" x 9'6" (3.25 x 2.92)



Double room to the front with vaulted ceiling, timber beams.

BEDROOM THREE

10'11" x 9'1" (3.34 x 2.77)



Double room to the rear with ceiling beams.

BATHROOM

7'5" x 5'11" (2.28 x 1.82)



Fitted with a pale peach coloured suite comprising bath with wall mounted electric shower over and clear screen, wash basin and matching WC. Fully tiled throughout with peach coloured ceramic tiles, frosted window to the rear, ceiling beam and cupboard with shelving and electric heater.

EXTERNALLY - GARAGE & PARKING

Parking is either on the road or there is a single garage (middle one of the three) and parking is in front of that.

EXTERNALLY - FRONT GARDEN

An area of flowers with bark and a gravelled path leads to the front door.

EXTERNALLY - REAR GARDEN



Enclosed garden mainly laid to lawn with slate chipping path and well established shrub and floral borders.

DIRECTIONS

From the A5086 turn into Deanscales at the Old Posting House Pub. Continue into the village, round the sharp left hand bend and 1 Cragg Cottages can be found on the left hand side.

COUNCIL TAX

Cumberland Council (0300 373 3730) advise that as the property has previously been used as a holiday cottage a council tax banding is not currently available.

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, 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 £190.00.

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, 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.

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?

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. Please see Grisdales for full details on this.

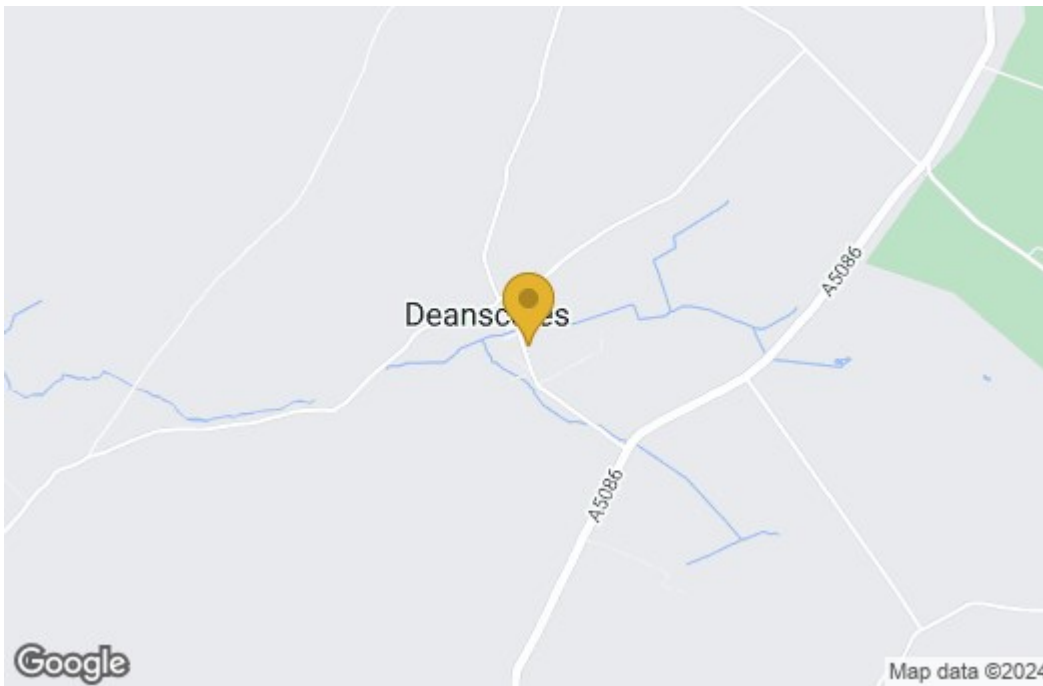
The Landlord will not be responsible for any damage caused to your belongings unless it is caused by an act or omission by the Landlord or Agent, which invalidates any insurance you do have.

RENTAL PROTECTION PLAN

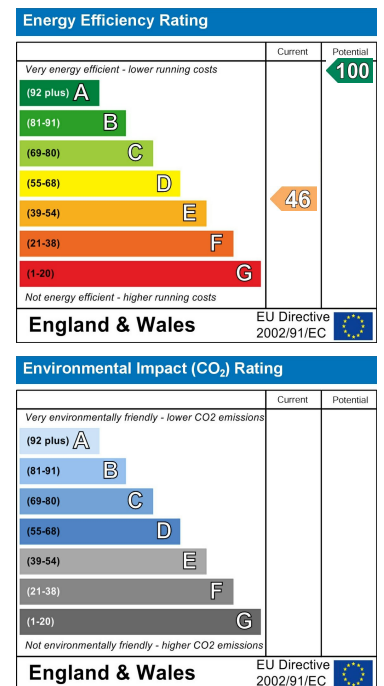
Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? – Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love, should the unexpected happen during the length of the plan – Ask for a FREE appointment to discuss this plan with 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.