



# GRISDALES

PROPERTY SERVICES



## 1 Woodville Park, Cockermouth, CA13 0GW

**£1,350 Per Calendar Month**

You'll be hard pushed to find any other 4 bedroomed detached house as close to the town centre as this! Presented perfectly this fabulous home occupies a great position by the entrance to this popular and prestigious development. Internally you'll find first class accommodation including two reception rooms, a shower/wet room and a further ground floor room which could either be used as a 3rd reception or 5th bedroom. Upstairs there are 4 bedrooms (one with an en-suite), and a well fitted family bathroom, and outside there's off road parking for two cars and easy to maintain paved areas to the rear with a small lawn with borders to the front. Absolutely perfect for a family or particularly someone needing ground floor bedroom and bathroom space.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://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

Gas central heating  
Double glazing  
Oak doors with chrome ironmongery throughout

## ENTRANCE

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

## INNER HALL

Wood effect flooring; stairs to the first floor; under stairs cupboard; burglar alarm control panel

## LOUNGE

15'5" x 12'11" (4.70 x 3.96)



Square bay window with rear aspect; telephone and television points; double oak doors lead into:

## DINING ROOM

12'5" x 9'5" (3.79 x 2.89)



French doors to the rear; parquet style flooring.

## RECEPTION ROOM 3/BEDROOM 5

12'8" x 9'3" (3.88 x 2.82)



Window to front aspect; television point; oak door leading directly into:

## EN-SUITE SHOWER ROOM

8'8" x 8'3" (2.65 x 2.52)



Designed individually for disabled or elderly person. This offers great space including wash basin with chrome mixer tap; low level WC; grab handles and wet room style shower. Fully tiled throughout with ceramic tiles; chrome ladder style radiator; useful cupboard housing gas central heating boiler and cylinder tank.

## KITCHEN

14'9" x 9'9" (4.50 x 2.99)



With window to the front; ample space for dining table; composite door to the rear: LED spotlighting; television points.

The kitchen is fitted with a good range of base and wall units in oak effect with laminate worktops over and matching upstand; includes 1 1/2 bowl stainless steel sink unit; plumbing for washing machine and space for additional appliance. Double electric. Bosch oven with 4-ring Bosch hob over; glass, splash back and Bosch stainless steel and glass extractor fan; integrated fridge freezer and integrated dishwasher.

## FIRST FLOOR LANDING

With access to the loft via pull down loft ladder; useful walk-in cupboard with slatted shelving.

## BEDROOM 1

12'11" x 11'3" (3.95 x 3.44 )



With dual aspect; spacious double room with television point; door leading into:

## EN-SUITE SHOWER ROOM 2

6'5" x 5'7" ( 1.97 x 1.72)



2 x frosted glass window to the front; extractor fan; LED spotlighting. With corner shower; curved plastic screen in chrome frame; wall mounted chrome shower and attachments; low level WC; white wash basin with chrome mixer tap; chrome ladder style radiator. Tile effect flooring ; ceramic tiles to walls.

## BEDROOM 2

13'1" x 9'4" ( 3.99 x 2.85 )



Double room with front aspect; television point; useful cupboard.

### BEDROOM 3

12'11" x 8'7" (3.94 x 2.64)



Double room with rear aspect; television point

### BEDROOM 4

12'6" (max) x 10'3" (3.83 (max) x 3.13)



Spacious single room with rear aspect; television point.

### BATHROOM

8'3" x 7'0" (2.54 x 2.14)



Bath, wash basin, w.c. Separate shower; chrome ladder style radiator.

### EXTERNAL



Parking off road for two cars and a path leading to the rear where there is a well maintained paved courtyard area with raised shrub and floral border.

### DIRECTIONS



From the Main Street proceed in a westerly direction and at the mini roundabout at Wordsworth House turn left into Gallowbarrow. Proceed up here, bear right into Sullart Street, right into Woodville Park and No 1 can be found on the left hand side.

## COUNCIL TAX

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

## 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 £311

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?

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 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

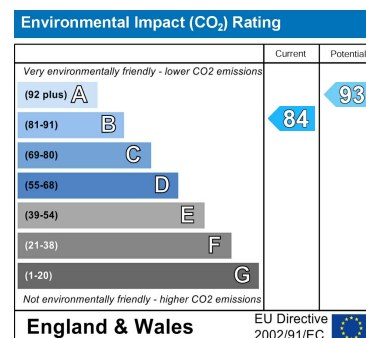
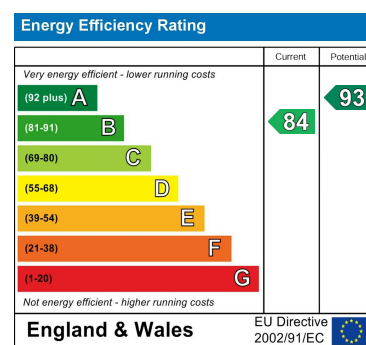
Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? – Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love, should the unexpected happen during the length of the plan – Ask for a FREE appointment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