



GRISDALES

PROPERTY SERVICES



2 Fletchers Croft, Cockermouth, CA13 0UY

£775 Per Calendar Month

A COMPLETELY PERFECT PAD IN GREYSOUTHEN!

In excellent condition throughout and with parking and a small garden this three bedroomed modern mid link home is a delight. Spacious and light and airy, with well fitted kitchen and bathroom - a perfect home for a couple or small family.

Don't forget - its in the catchment of two great academies - Paddle (primary) and Cockermouth (secondary) and there is a smashing community feel in Greysouthen with the advantage of a village hall and fabulous playing field.

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

ENTRANCE HALL

With stairs to first floor

BREAKFAST KITCHEN

12'6" x 12'11" max (3.81 x 3.93 max)

Fitted with a range of units in cream with stainless steel sink, dishwasher, electric oven and gas hob over and washer/dryer. Space for dining table and useful shelved walk-in store. Two windows giving a lovely outlook down the hill towards the village hall.

LOUNGE

12'8" x 16'7" (3.87 x 5.05)

With television point and electric fire in oak surround. Patio doors to the rear.

LANDING

With spacious double cupboard.

BEDROOM ONE

9'5" x 9'0" (2.88 x 2.75)

Front - double with large cupboard

BEDROOM TWO (rear)

10'1" x 12'8" (3.08 x 3.87)

Rear double

BEDROOM THREE

6'1" x 9'4" (1.86 x 2.85)

Rear single, telephone point.

BATHROOM

7'1" x 5'7" (2.17 x 1.70)

With bath and shower over, wash basin and WC.

EXTERNAL

From the patio doors there is access into an enclosed courtyard area with shillies and a garden shed. Steps lead up to a further more mature garden beyond and there is off road parking to the rear.

FACILITIES

Heating is by way of gas central heating.

DIRECTIONS

From Cockermouth, take the A66 and turn left at the Brigham/Broughton junction. Follow the road around Brigham, into Broughton Cross and turn left into Greysouthen. Proceed through the village and Fletchers Croft can be found on the left hand side.

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.

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 £178

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, Grisdals 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 Grisdals.

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.

RESTRICTIONS

At the landlord's request smokers are not permitted.

Tenants claiming Housing Benefit will not be permitted by the landlord.

Pets may be considered at the landlord's discretion.

THE TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy.

WHO WILL LOOK AFTER YOU?

For peace of mind, the property will be managed by Grisdals.

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.

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

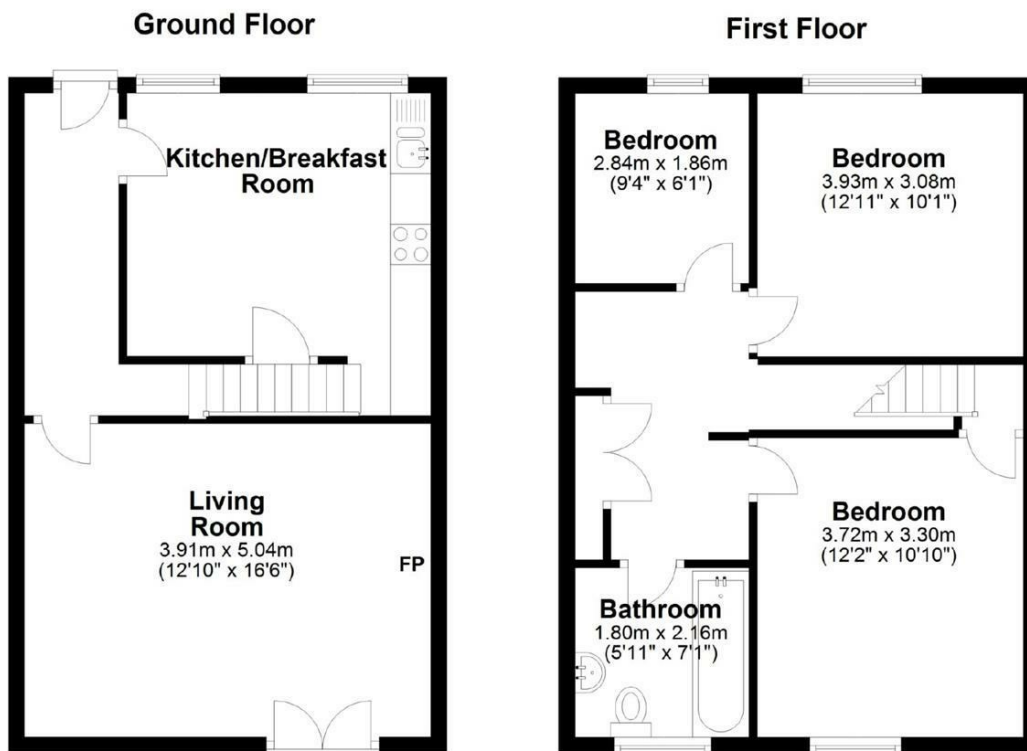
[Grisdales](#) work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders

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. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed. To find out how we can help you realise your dreams, just call your nearest [Grisdales](#) office.

Floor Plan

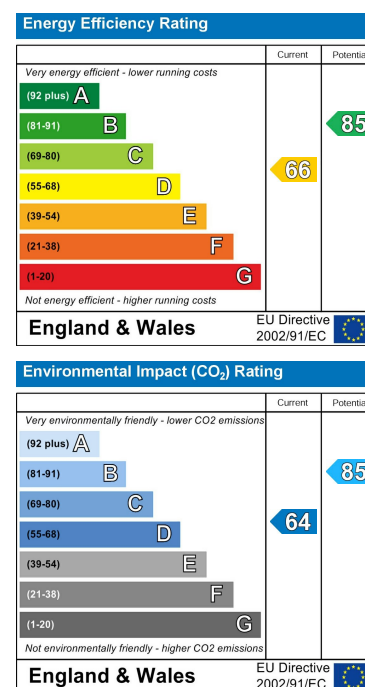


Measurements are approximate. Not to Scale. Illustrative purposes only. Plan produced using PlanUp.

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.