



# GRISDALES

PROPERTY SERVICES



**21A Station Street, Cockermouth, CA13 9QW**

**£950 Per Calendar Month**

Located in the town centre with a practical modern kitchen, lovely light and airy lounge/dining room, and three good sized bedrooms and a bathroom. Gas central heating, part double glazing and parking for one car available in the evenings. This property really must not be missed!

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](mailto:cockermouth@grisdales.co.uk)

## ENTRANCE

External steps lead to front door.

## LOBBY

With useful cupboard and door leading into:

## KITCHEN

10'0" x 15'0" (3.05 x 4.57)



Newly fitted with a range of base and wall units in grey with black work surface over and includes electric oven with hob over and extractor fan, washer/drier, fridge/freezer. Space for dining table

## INNER HALLWAY

With stairs to the first floor. Double doors leading into:

## LOUNGE/DINING ROOM

23'1" x 13'1" (7.04 x 3.99)



A lovely light and airy room overlooking Station Street. Gas fire in attractive surround and ample space of eating and dining.

## SECOND FLOOR LANDING

## BATHROOM

5'9" x 6'1" (1.75 x 1.85)



With bath and shower over, wash basin and wc.

## BEDROM ONE

12'0" x 13'8" (3.66 x 4.17)



Spacious double room with a range of built in cupboards.

## BEDROOM TWO

11'11" x 10'2" (3.63 x 3.10)



Double room overlooking Station Street.

## **BEDROOM THREE**

10'5" x 12'3" (3.18 x 3.73)



Double room overlooking Station Street.

### **EXTERNALLY**

There is parking for one car at the back of the property but the space must be available between the hours of 8.30 am and 6.00 pm.

### **DIRECTIONS**

The property is located on Station Street but is best approached from Challoner Street. Proceed up Challoner Street, turn right into Sunnyside and access is via the steps.

### **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.

### **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 £173

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?**

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.

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 Landlord's 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 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](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. 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.

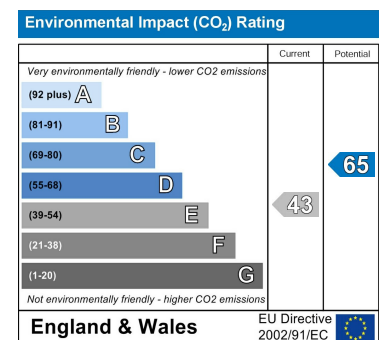
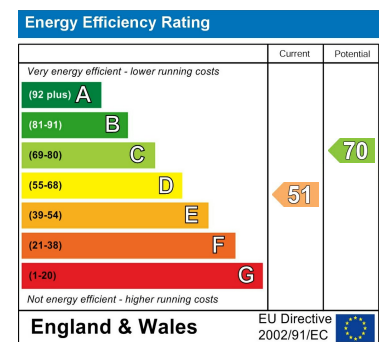
Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed. To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Floor Plan

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.