



GRISDALES

PROPERTY SERVICES



20 Church Meadows, Cockermouth, CA13 0LF

£825 Per Calendar Month

LOOKING FOR A SPACIOUS AND PRACTICAL HOME WITH THREE BEDROOMS AND SOME GREAT LIVING SPACE? Then let us introduce you to this fabulous three bed roomed extended semi-detached house!

Located in a quiet cul-de-sac in the heart of Church Meadows it's convenient for the local primary school and shops and within a stones throw of the A66 to Cockermouth and Workington.

Inside the house opens up to a really light lounge/dining room with a modern and practical kitchen and a utility room beyond. Upstairs there are three good sized bedrooms and a bathroom.

There's off road parking for 2, an enclosed back garden (great if you need to contain the children!), two sheds and a pretty lawn at the front. An ideal rental property!

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

Gas central heating and double glazing.

ENTRANCE

The property is accessed via a uPVC door into:

ENTRANCE LOBBY

With coat hooks and oak glass door leading into:

LOUNGE

22'0" x 13'9" (6.72 x 4.21)



With stairs to the first floor, two windows overlooking the front, television and telephone points, electric fire on marble hearth with matching surround and white painted mantelpiece over and coving. Oak door leading into:

KITCHEN

12'2" x 7'9" (3.71 x 2.37)



Fitted with a range of base and wall units in pale grey with grey laminate worktop over and white ceramic tiled splashback. Includes stainless steel sink with mixer tap, freestanding gas cooker with extractor fan over, plumbing for washing machine and space for fridge/freezer. Concealed gas boiler, window overlooking the rear, uPVC door to the rear and wood effect vinyl floor covering and door leading into:

UTILITY ROOM

8'9" x 7'8" (2.67 x 2.35)



Fitted with base and wall units and additional worktop with ample space for additional appliances, uPVC door to the rear, window and ceiling mounted clothes airer.

FIRST FLOOR LANDING

Giving access to three bedrooms and bathroom and access into the loft. Cupboard.

BATHROOM

6'2" x 5'10" (1.90 x 1.78)



Fitted with suite including bath and tap connected shower over, wash basin and WC. Bathroom accessories and fitted around sanitary fittings with coloured ceramic tiles, frosted window to the rear and plastic clad ceiling.

BEDROOM ONE

12'2" x 8'11" (3.72 x 2.72)



Double room with two windows overlooking the front and two built in cupboards with shelving and hanging space, television point and coving.

BEDROOM TWO

12'1" x 8'8" (3.70 x 2.66)



Double room to the front with coving, cupboard and television point.

BEDROOM THREE

15'9" x 6'0" (4.82 x 1.85)



A long bedroom to the rear with two windows overlooking the back garden, coving and television point.

FRONT EXTERNAL

A tarmacked drive for two cars. A lawn area and path to the front door.

REAR EXTERNAL



Enclosed garden with path with shillies, lawn and garden shed. A gate leads through to a smaller area with concrete, a large garden shed, outside tap and gate to the front garden.

DIRECTIONS

From Cockermouth take the A66 in a westerly direction and at the Broughton/Brigham junction, turn right into Great Broughton. Go over the bridge, up the hill and bear right. Turn left into Ghyll Bank, left into Church Meadows.

COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) that this property is placed in Tax Band A.

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.

Alternatively, ask Grisdales about the ZERO DEPOSIT GUARANTEE which is available for this property (subject to conditions). Costs are a set up fee of £49 and a payment equivalent to one weeks rent. After that there is an annual renewal fee of £17.50 paid to Zero Deposit.

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

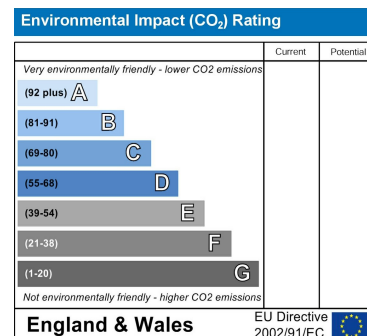
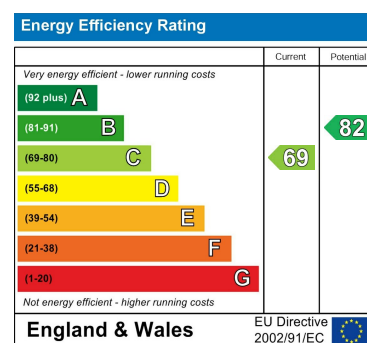
Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? – Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love, should the unexpected happen during the length of the plan – Ask for a FREE appointment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