



GRISDALES

PROPERTY SERVICES



Eaglesfield, Cockermouth, CA13 0SD

£695 Per Calendar Month

AN ABSOLUTELY GORGEOUS BARN CONVERSION tucked away quietly in Eaglesfield with lovely country views to the rear,

Beautifully fitted and maintained by the owners, it's perfect for a professional person or couple and has a lovely cosy sitting room, well fitted breakfast kitchen with doors to the enclosed garden area (and don't forget the views!), and upstairs there are two larger than average bedrooms and a well fitted bathroom. Gas heating and parking to the front. ABSOLUTELY PERFECTION!!

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 LOBBY

With access into

LOUNGE

17'3" x 15'5" (5.27 x 4.69)



With stairs to the first floor and useful understairs alcove. Ceiling beams, television point and wall lighting. Door leading into

DINING KITCHEN

18'3" x 8'11" (5.55 x 2.72)



A lovely light and airy room with door to the rear, spot lighting and ample space for a dining table. The kitchen is fitted with a good range of base and wall units including stainless steel sink, integrated electric oven with hob over and plumbing for washing machine and space for a second appliance.

FIRST FLOOR LANDING

With Velux roof light and doors leading into both bedrooms and bathroom.

BEDROOM ONE

17'7" x 9'0" (5.36 x 2.74)



Front, larger than average double bedroom

BEDROOM TWO

18'0" x 8'10" (5.49 x 2.69)



Larger than average double bedroom to the rear

BATHROOM

7'9" x 6'4" (2.37 x 1.92)



With bath and shower over, wash basin and WC. Velux roof lighting, wall mounted gas boiler.

EXTERIOR

There is parking to the front of the property and to rear is an enclosed gravelled garden area with open aspect.

FACILITIES

Gas central heating

DIRECTIONS

Not always easy to find! Enter Eaglesfield from the Cockermouth direction and proceed into the village passing Becksides. Turn right and where the road "splits" through the village green (with the notice board on the left) turn right up the track which takes you past two bungalows. Continue along here into the development known as Dalton Farm and the Stables can be found on the right hand side. CA13 0SD

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 £160

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

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 Grisdals 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 an FREE appointment to discuss this plan with Lewis Morgan, our Protection Specialist.

APPLICATIONS

Applications for the tenancy are to be made to Gridsdales. The application form is on our website – please go to www.gridsdales.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 Gridsdales, you will be required to provide identification. This can be in the form of:

- Valid passport
- Valid photo card driving licence
- National Insurance Certificate
- Firearms Certificate
- Birth Certificate

MORTGAGE ADVICE BUREAU

Gridsdales 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 Gridsdales office.

COVID-19 VIEWING GUIDELINES

Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever

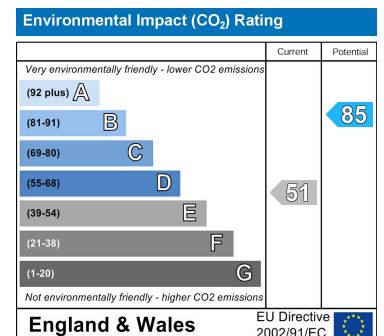
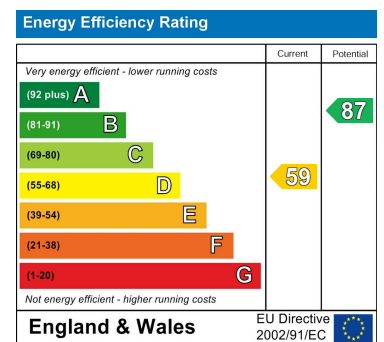
possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

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.