



GRISDALES

PROPERTY SERVICES



22 New Street, Cockermouth, CA13 0EP

£825 Per Calendar Month

WHAT A LOVELY HOME THIS IS!

With a conservatory, lounge and well fitted kitchen downstairs, two bedrooms and a bathroom on the first floor then a secret den (bedroom 3) on the second floor this will just blow you away. Outside there's allocated parking within a private courtyard and an enclosed garden with patio and lawn. And all within a short level walk to the town centre.

JUST TAKE THE TIME TO MAKE A VIEWING - YOU WON'T BE DISAPPOINTED

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

Entrance door leading into:

INNER HALL

With stairs to first floor

KITCHEN/BREAKFAST ROOM

11'5" x 8'0" (3.48 x 2.44)



With ample space for a table and the kitchen is fitted with a range of base and wall units in light wood effect with chrome handles and complimentary black worktop over with tiled splashback. The kitchen includes an integrated electric oven with 5 ring gas hob over, stainless steel extractor fan, integrated fridge, freezer, concealed washing machine, 1.5 bowl stainless steel sink unit, wall mounted gas boiler and wood effect laminate flooring.

LOUNGE

14'3" x 11'8" (4.34 x 3.56)



A light and airy room with door to conservatory, useful understairs cupboard and tv point.

CONSERVATORY

12'4" x 10'5" (3.76 x 3.18)



With double French doors to the garden, wood effect laminate floor and heater.

FIRST FLOOR LANDING

With narrow than average staircase to second floor.

BEDROOM ONE

14'3" x 8'7" (4.34 x 2.62)



Double room.

BEDROOM TWO

14'4" x 8'3" (4.37 x 2.51)



Spacious single.

BATHROOM

5'11" x 5'10" (1.80 x 1.78)



With bath and shower over, wash hand basin and wc.

SECOND FLOOR

BEDROOM THREE

12'8" x 11'5" (3.86 x 3.48)



With two Velux roof windows

EXTERNALLY



To the rear is one off-road parking. The parking area can be accessed from Derwent Street rather than New Street.

FACILITIES

DIRECTIONS

Proceed along Main Street in a westerly direction, take the left hand turn into New Street and 22 can be found on the right hand side.

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 six weeks rent.

This 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 in accordance with 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 £190

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.

COUNCIL TAX

Allerdale Borough Council (01900 702530) advise that this property is in Tax Band A

RESTRICTIONS

At the landlords request pets or smokers are not permitted. Tenants claiming Housing Benefit will not be permitted by the landlord.

THE TENANCY

The property is offered on an Assured Shorthold Tenancy. Unless otherwise stated or agreed, it will be for an initial term of six months. Should a short-term let be agreed (i.e less than six months), an additional administration fee of £175 (inc VAT) will be payable to Grisdals. It is recommended that you seek independent advice upon all aspects of the tenancy.

WHO WILL LOOK AFTER THE PROPERTY?

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

INSURANCE

You are required to hold adequate insurance to protect against accidental damage caused by the Tenant to the Landlords Fixtures and Fittings at the premises as described in the Inventory of Contents and Schedule of Condition. You should also consider insuring your own possessions. Please speak to Grisdals for further information.

NOTES TO BROCHURE

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.

APPLICATIONS

Applications for the tenancy are to be made to Gridsales. 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, Gridsales will discuss your application with the landlord. If the landlord decides to proceed with your application, subject to references, you will need to pay the application fee and complete a further on line application with Homelet, our reference provider. This will be emailed to you by Gridsales. Each applicant over 18 will need to complete a Tenancy Application Form. The application fee is £130 inc VAT (£108.33 + VAT) per applicant or £250 inc VAT (£208.33 + VAT) for a joint application.

If you require a guarantor an additional payment of £60 inc VAT (£50 + VAT) is required. If you are a company applying for the property an application fee of £360 incl VAT (£300 + VAT) is required. If, after you have taken possession you decide to share with a third party, you must obtain the consent of the landlord or agent. The applicant will need to pay an application fee of £200 incl VAT (£166.67 + VAT) for references and the preparation of new paperwork. If you do not obtain consent, a charge of £420 incl VAT (£350 + VAT) will be made for referencing and the preparation of new paperwork.

PROOF OF IDENTIFICATION

When you apply for a property to rent through Gridsales, 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

VIEWING ARRANGEMENTS

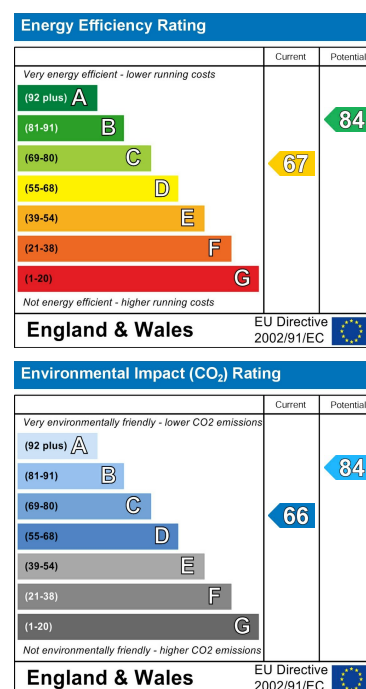
To view this property, please contact us on 01900 829977.

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.