



GRISDALES

PROPERTY SERVICES



Rising Sun Cottage High Lorton, Cockermouth, CA13 9TX

£850 Per Calendar Month

WOW!!! WHAT A LOCATION! High up with fell or country views all round, Rising Sun Cottage will tick every box you have! Beautifully located just a few miles from the busy town of Cockermouth, this little cottage has been lovingly looked after over the years by the landlord. Inside there's a cosy sitting room with dining area, a very well fitted and practical kitchen and two bedrooms and a bathroom on the first floor. There's off road parking, use of a garden and oil central heating too.

ABSOLUTE 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 DOOR

Leading into:

LOUNGE/DINING AREA

18'11" x 13'11" (approx) (5.77 x 4.24 (approx))



: with wood burning stove in stone and slate surround, subtle spot lighting, 3 windows giving views over the countryside, stairs to first floor, useful under stairs cupboard, dining table and 3 steps leading to:

KITCHEN

14'2" x 8'3" (4.32 x 2.51)



A fabulous room with Amtico flooring. A particular feature of this room are the double French doors leading to the patio which give the kitchen much light and a lovely outlook over the field to the side and the landlord's garden. The kitchen is fitted with cream painted base and wall units with contrasting work surface over and modern coloured tiling. Integral fridge/freezer, washer/dryer, electric oven and hob, stainless steel sink. Spot lighting.

STAIRS LEADING TO

Landing with access to:

BEDROOM 1

13'3" x 10'9" (4.04 x 3.27)



Double room with ornamental fireplace and fabulous views over fields to the front. Two sets of built in double cupboards either side of the fireplace.

BEDROOM 2

13'10" x 7'5" (4.22 x 2.27)



Twin room with exposed stone walling and built in bookshelves.

BATHROOM

11'9" x 7'7" (3.57 x 2.31)



With white suite of bath and power shower over, wash basin and WC. Wall mounted heated towel rail, painted tongue and groove panelling, laminate flooring.

EXTERNALLY

To the side of the property is a gate giving access to a parking area for two cars.

From the kitchen access is available to a patio area. (please note that there is no defined boundary between the patio and the landlord's garden)

FACILITIES

Heating is by way of oil fired central heating.

DIRECTIONS

From Cockermouth proceed towards Lorton but turn left signed to Whinlatter and Keswick. As you climb up the hill Rising Sun Cottage is on the left, just before the right turn into High Lorton.

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 for from a tenant to reserve a property. This is one week's rent and for this property will be £196

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 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 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

Gridsdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in 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. To find out more about how we can assist you, just call your nearest Gridsdales office.

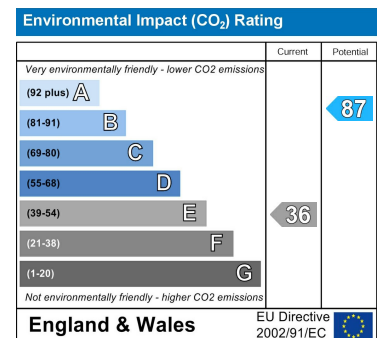
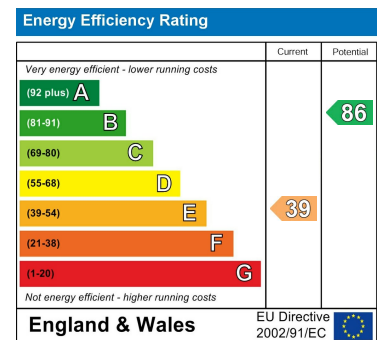
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.