



# GRISDALES

PROPERTY SERVICES



## 7 Skiddaw Heights, Cockermouth, CA13 0XH

**£650 Per Calendar Month**

\*\*\*LET AGREED\*\*\* NO MORE APPLICATIONS

What a smashing development of properties. Light and airy, clean and tidy - every young person's dream.

Huge windows to let in masses of light and ultra modern kitchens.

Two double bedrooms, open plan lounge/kitchen, gas heating, double glazing, ample parking, use of the gardens. THERE IS ALSO A LIFT TO MAKE YOUR LIFE EASIER!!!

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)

## ACCOMMODATION

THIRD FLOOR (REAR ELEVATION):

### ENTRANCE HALL

With doors leading into:

### LOUNGE/KITCHEN

Patio doors to Juliette balcony and kitchen fitted with a range of base and wall units in walnut including stainless steel sink, electric oven and hob, washing machine and fridge freezer

### BEDROOM ONE

Double

### BEDROOM TWO

Spacious single.

### BATHROOM

With bath and shower over wash hand basin and wc, tiled floor and part tiled walls

### EXTERNALLY

Small private patio area and use of communal gardens.

### FACILITIES

Gas central heating

### DIRECTIONS

From Cockermouth take the A66 in a westerly direction and at the Brigham/Broughton turn take the left turn to Brigham and follow the road up passing the church and as the road bears right Allerdale House can be found in front of you.

### COUNCIL TAX

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

### 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 £150

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?

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

### INSURANCE

It is recommended that you 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. 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 Grisdals. The application form is on our website please go to [www.grisdals.co.uk](http://www.grisdals.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**

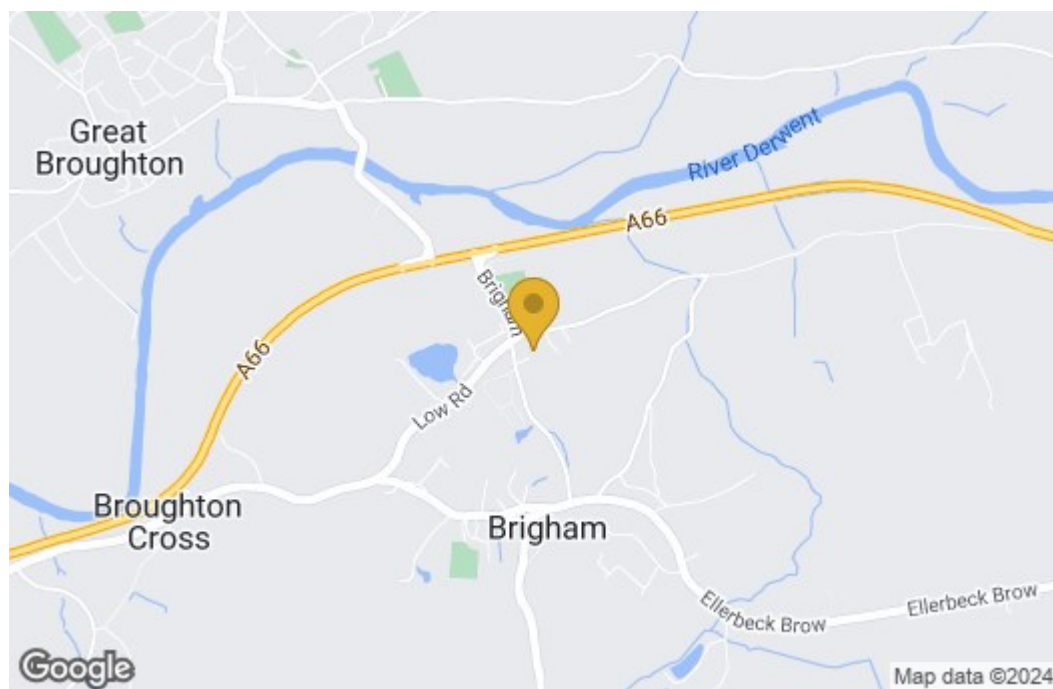
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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 Grisdales office.

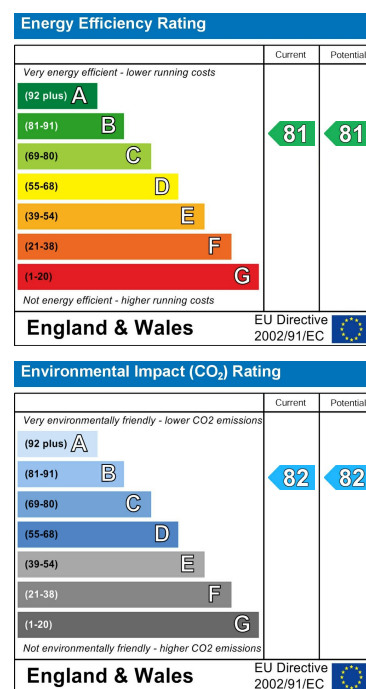
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## 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.