



# GRISDALES

PROPERTY SERVICES



## 62 Sandybeck Way, Cockermouth, CA13 9XB

**£1,600 Per Calendar Month**

WE ARE DELIGHTED TO PRESENT TO YOU....

this outstanding BRAND NEW detached five bedroomed home on Strawberry Grange which is available to let with immediate effect. Located in one of Cockermouth's most sought after locations within a very prestigious development with good access to schools, the town, A66, Lorton Valley etc, it offers first class accommodation of an exceptional standard, perfect for the discerning tenant. The welcoming hallway gives way to a the most superb family room incorporating relaxing and dining space as well as a comprehensively fitted kitchen, balanced by a lounge, perfect for quiet times. There's also a study, cloakroom and utility room, whilst upstairs there are five bedrooms, two with en-suites, and a family bathroom. There's a double garage and driveway and the south facing rear garden completes the picture.

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

## THINGS YOU NEED TO KNOW

Gas central heating  
Double glazing  
Oak doors throughout with chrome ironmongery  
Amtico floors to the ground floor and carpets to the stairs and first floor

## ENTRANCE

The property is accessed via a composite door with a frosted glazing panel and with windows either side. Leads into:

## ENTRANCE HALL



Stairs to the first floor, under stairs cupboard.

## STUDY

8'5" x 8'1" ( 2.57 x 2.47)



Window to the front.

## CLOAKROOM

8'4" x 3'10" (2.56 x 1.17)



Fitted with low-level WC and wash basin with chrome mixer tap. Part fitted to the walls with ceramic tiles. Frosted window to the side.

## LOUNGE

17'11" x 12'0" (5.48 x 3.67)



A lovely light and spacious room with a large window overlooking the rear. Telephone and television points.

### FAMILY ROOM

22'10" x 18'7" (6.98 x 5.67)



A fabulous open plan family room divided into dining and kitchen areas.

### DINING AREA

18'5" x 11'9" (5.63 x 3.59)



Telephone and television points. Bifold doors to the patio.

### KITCHEN AREA

11'8" x 11'1" (3.58 x 3.39)



Fitted with a comprehensive range of base and wall units in pale grey with chrome handles and Silestone worktop over with a splashback. Includes 1 1/2 bowl stainless steel sink with mixed tap, integrated dishwasher, double AEG electric oven with 5-ring gas hob over and extractor fan. Integrated fridge/freezer. Spotlights. Large window overlooking the rear.

### UTILITY ROOM

10'9" x 5'8" (3.28 x 1.73)



Fitted with a range of base units, to match those in the kitchen, with Silestone worktop over. Stainless steel sink with mixer tap. Door leading to the rear. Pedestrian door into the garage.

### FIRST FLOOR LANDING



With storage cupboard.

### BEDROOM 1

16'10" x 14'4" (including dressing room area) (5.14 x 4.39 (including dressing room area))



Spacious double bedroom to the front. Television point. Spotlighting. Opening into a dressing area. Door into en-suite.

### EN-SUITE 1

8'7" x 4'6" (2.62 x 1.38)



Fitted with walk-in shower with sliding door in chrome frame and wall mounted chrome shower and attachments including handheld hose and rainfall shower. White pedestal wash basin with chrome tap and low-level WC. Chrome ladder style radiator. Part fitted to the walls with ceramic tiles. Tiled floor.

### BEDROOM 2

14'4" x 9'1" (4.39 x 2.78)



Double room with an aspect to the rear.

### EN-SUITE 2



Fitted with walk-in shower with sliding door in chrome frame and wall mounted chrome shower and attachments including handheld hose and rainfall shower. White pedestal wash basin with chrome tap and low-level WC. Chrome ladder style radiator. Part fitted to the walls with ceramic tiles. Tiled floor.

### BEDROOM 3

12'8" x 8'3" (3.88 x 2.52)



Double room to the front with cupboard.

### BEDROOM 4

14'11" x 8'2" (4.57 x 2.51)



Double room to the front.

### BEDROOM 5

11'3" x 9'2" (3.45 x 2.80)



Spacious single room to the rear.

### FAMILY BATHROOM

9'1" x 6'10" (2.78 x 2.09)



Fitted with shower with hand held hose and rainfall shower. Fitted with ceramic tiles throughout. Bath with tap connected chrome shower hose and mixer tap. Fitted with ceramic tiles around bath. Low level WC. Pedestal wash basin with chrome mixer tap. Frosted window to the rear. Spotlighting. Tiled floor.

### PARKING



Brick paved drive for two cars with access into the double garage.

### GARAGE

17'4" x 14'4" (5.29 x 4.37)



Double garage with up-and-over door and housing gas central heating boiler.

## FRONT GARDEN



Lawn area with hedge to the front.

## REAR GARDEN



Access via bifold doors leads onto a patio area with lawn either side and steps leading down to a further lawn.

## VIEW



There is a fabulous view to the rear of the property, over the rooftops, to the Lorton and Buttermere fells in the distance.

## DIRECTIONS

From Cockermouth town centre, proceed up Station Street, turn left into Lorton Street and follow the road right round onto Lorton Road. Go past the Vicarage Lane turn then take the next turn on the left which is Strawberry How Road. Proceed along here for approximately 300 yards then turn left onto Ellermire Drive. Follow the road then turn left onto Sandybeck Way and the property is located on the right.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band F.

## 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.

\*Please note these details have yet to be approved by the landlord.

## 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 £420.

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

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 Landlords 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 an FREE appointment to discuss this plan with our Protection Specialist.

## **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](http://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. 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.

## **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

## **WHAT HAPPENS NEXT?**

Please see our website for further information.

## **MORTGAGE ADVICE**

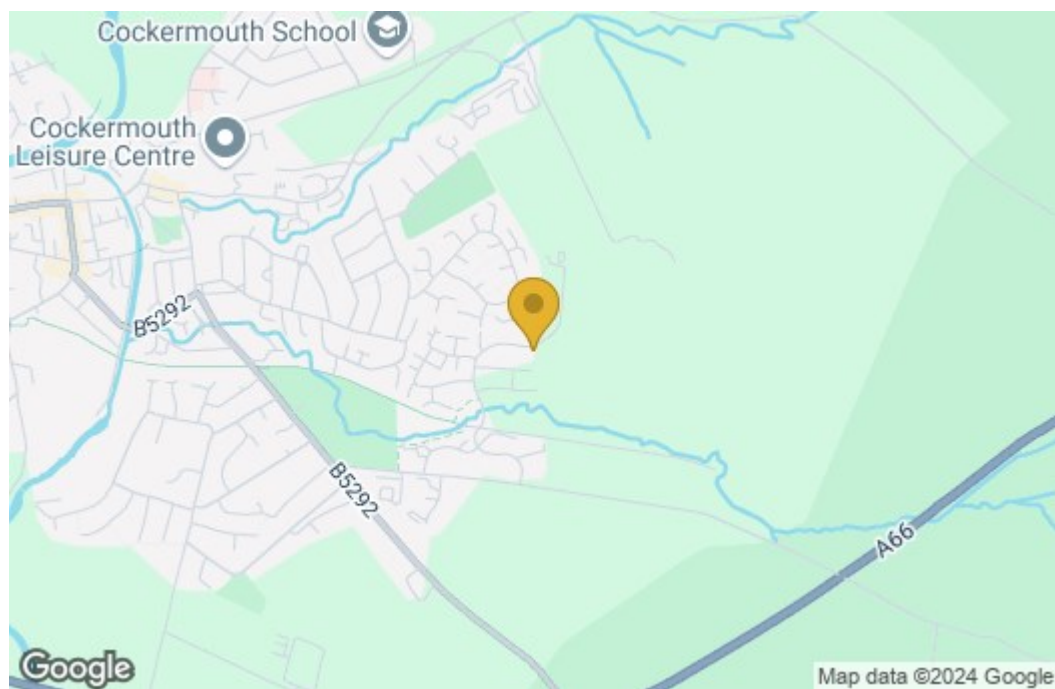
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

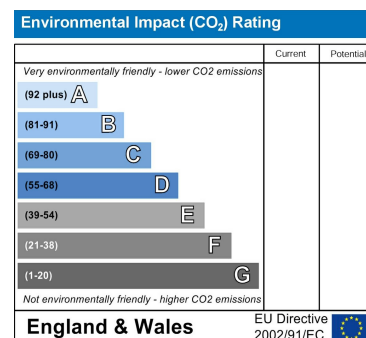
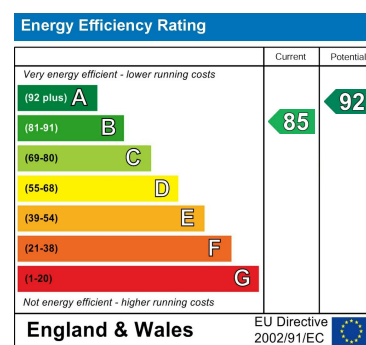
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

## 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.