



## 2 Wrens Lane, Cockermouth, CA13 0ZG

**£950 Per Calendar Month**

Located at the end of Wrens Lane on the edge of Cockermouth is this delightful semi-detached house which offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms (one with an en-suite), a well fitted breakfast kitchen and a spacious lounge this property is ideal for families or a couple looking for a good home. Added to this is off road parking for two cars as well as an enclosed and paved garden with summerhouse.

In summary, this semi-detached house on Wrens Lane is a fantastic opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of modern living. With its convenient location, ample space, and low-maintenance design, this property is not to be missed.

## THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

## ENTRANCE

The property is accessed via a composite door, with chrome ironmongery, leading into:

## INNER HALL

With wood effect flooring, stairs to the first floor and under stairs cupboard.

## CLOAKROOM



With low-level wc, with concealed cistern, wash basin with chrome mixer tap. Tiled floor.

## LOUNGE

16'11" x 9'9" (5.17 x 2.99)



With windows to the side and front and double patio doors leading onto the garden. Television point. Continuation of hall flooring.

## DINING KITCHEN

16'11" x 8'8" (5.17 x 2.65)



Fitted with a range of base and wall units in cream, with laminate worktops over and chrome handles. Includes integrated fridge/freezer, electric oven, 4-ring gas hob over, stainless steel splashback and extractor fan, integrated dishwasher, washing machine and 1 1/2 bowl stainless steel sink. Concealed boiler. Tiled floor, spotlighting, large walk in storage cupboard with shelving, coat hooks; continuation of flooring.

## LANDING

First floor landing giving access into the loft and:

## BEDROOM ONE

12'5" x 9'10" (3.81 x 3.02)



Double bedroom with an aspect to the side and built-in wardrobes.



### EN-SUITE

7'3" x 4'2" (2.22 x 1.29)



With low-level wc, with concealed cistern, wash basin with chrome mixer tap and shower enclosure with plastic door in chrome frame and wall mounted chrome shower and attachments. Chrome ladder style radiator and fitted around sanitary fittings with ceramic tiles. Tiled floor, shaver point and frosted window.

### BEDROOM TWO

11'2" x 9'9" (3.42 x 2.99)



Double bedroom with an aspect to the front and side.

### BEDROOM THREE

8'9" x 6'9" (2.67 x 2.07)



Spacious single room to the side.

### FAMILY BATHROOM

6'11" x 5'6" (2.12 x 1.68)



Fitted with bath, with tap connected shower over, wc with concealed cistern, wash basin with chrome mixer tap and chrome ladder style radiator. Tile effect flooring, spotlighting and frosted window.

### FRONT EXTERNAL

Off road parking for two on the tarmac drive and a small area of lawn to the front with paved path to the front door.

### SIDE GARDEN



Set with paving and with summer house and garden shed.

### DIRECTIONS

Take the main road out of town in a westerly direction for about 1 mile. At The Laureates, turn left, bear left and Wrens Lane is on the left with the property being located at the end.

### COUNCIL TAX

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

### VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

### THE CONSUMER PROTECTION REGULATIONS

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 take a Holding Deposit from a tenant to reserve a property. This is one week's rent and for this property this will

be £215.

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?

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

### 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 to speak 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.

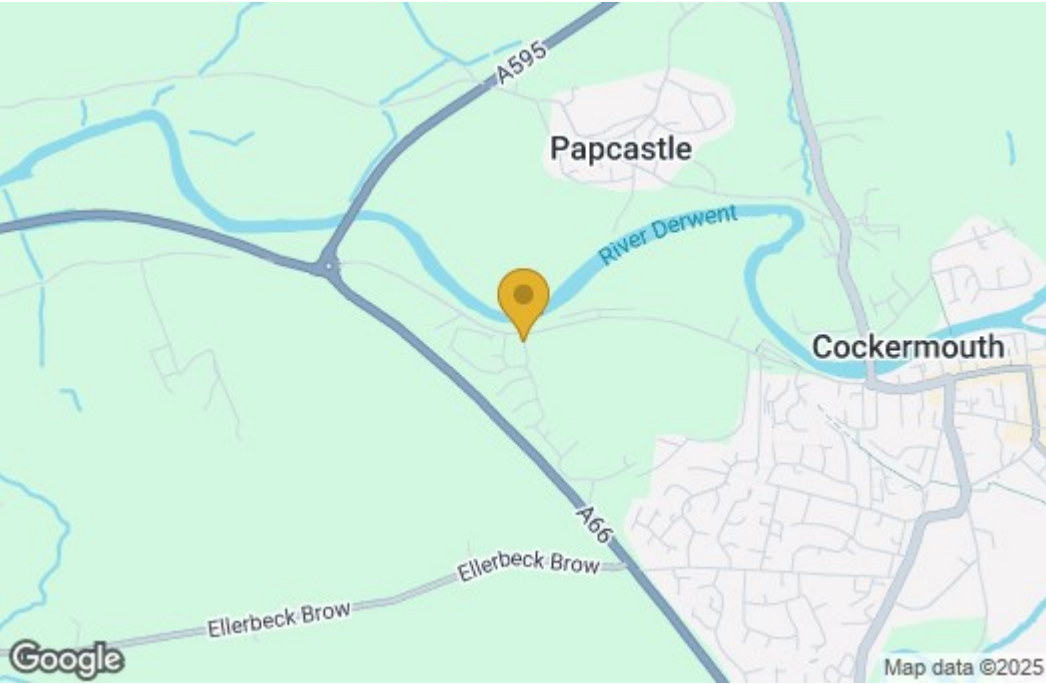
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

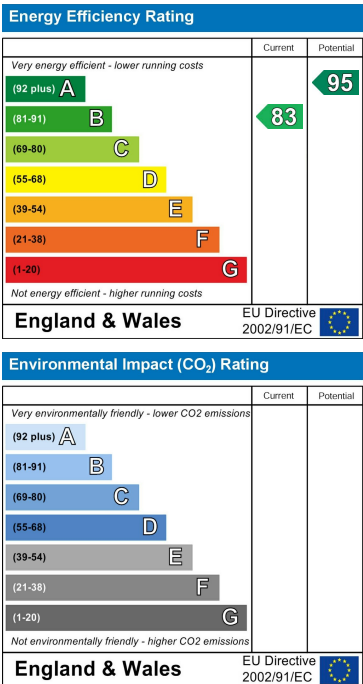
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.