



GRISDALES

PROPERTY SERVICES



20 High Brigham, Cockermouth, CA13 0TE

£900 Per Calendar Month

This stunning terraced house is a rare find, combining elegance with practicality in a sought-after area. Don't miss the opportunity to make this lovely house your new home but it is ONLY AVAILABLE FOR 13 MONTHS FROM 1.7.25.

Sitting pretty in the charming village of Brigham, it's a gorgeous three-storey terraced house which offers three bedrooms, two reception rooms, a good bathroom and a fantastic kitchen too. The beautifully maintained interiors are complemented by the gorgeous garden, which includes a delightful summerhouse, ideal for enjoying the serene surroundings during the warmer months. This home is available, furnished or unfurnished, for a 13-month tenancy only, allowing you the flexibility to make it your own. The perfect village location offers a sense of community while still being within easy reach of local amenities and the picturesque landscapes of the Lake District.

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

THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

The property is available to let for 13 months only from 1.7.25

Either furnished or unfurnished

ENTRANCE

The property is accessed via UPVC door with coloured, frosted, glazing panels and that leads into:

SITTING ROOM

12'11" by 10'5" (3.96 by 3.20)



With wood effect laminate floor, wood burning stove set within fireplace with tiled hearth and oak mantelpiece over recessed shelving, spotlighting, coving, television point and window overlooking the front.

DINING ROOM

14'4" x 12'2" (4.39 x 3.71)



With stairs to the first floor, continuation of lounge flooring, fireplace recessed with stone, hearth and oak mantle over, ceiling mounted clothes maid with pulley. Useful under stairs cupboard, opening into:

KITCHEN

13'0" x 12'9" (3.98 x 3.90)



Fitted with a range of base and wall units in white with rose gold handles and laminate worktop over with pale green patterned ceramic tiles and includes: 1 1/2 bowl stainless steel sink unit, fridge freezer, washing machine, integrated dishwasher, integrated recycling bins, integrated AEG electric oven with four ring induction hob over with patterned splashback and stainless steel glass extractor fan, centre island with shelf storage, continuation of flooring, 2 Velux roof lights, 2 windows to the rear and a UPVC door to the rear, recessed shelving.

1ST FLOOR LANDING

Giving excess into 2 bedrooms, bathroom and staircase to the second floor.

BEDROOM ONE

11'1" x 10'7" (3.38 x 3.23)



Double room to the front with range of built-in wardrobes, one housing the gas boiler and feature fireplace.

BEDROOM TWO

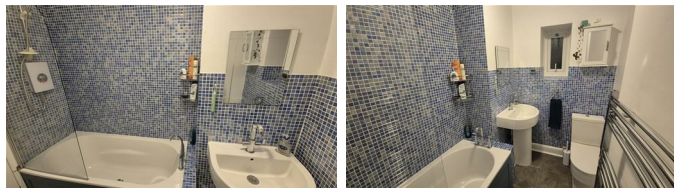
7'6" x 8'3" (2.30 x 2.53)



Spacious single room to the rear.

BATHROOM

5'10" x 7'11" (1.78 x 2.42)



Fitted with bath and chrome tap over with wall mounted electric shower and attachments with clear screen in chrome frame, pedestal wash basin with chrome mixer tap, low level WC, grey tile effect laminate floor fitted around sanitary fittings with blue mosaic tiling. Chrome ladder style radiator, frosted window to the rear.

BEDROOM THREE

12'4" x 13'10" (3.77 x 4.24)



Accessed via a door, which leads to a staircase up to the attic room. A spacious, double bedroom with vaulted ceiling and good range of built in cupboards and Velux roof light.

FRONT GARDEN

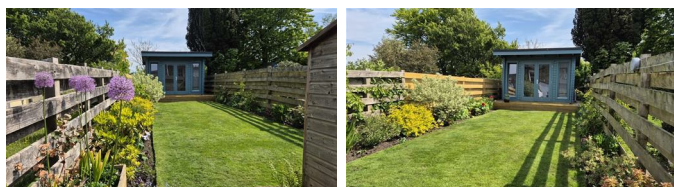
Steps lead up to the front door with a gravelled area to the side.

EXTERNALLY



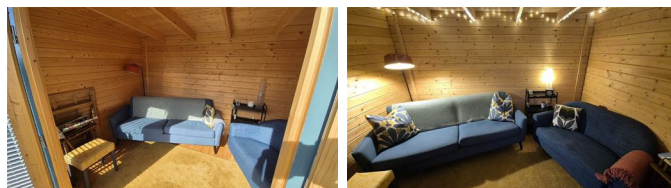
Outhouse storage with gardening equipment.

GARDEN



Steps lead up to an enclosed garden with a wooden garden shed, raised plant boxes and lawn with well established shrub and floral borders to either side with summer house beyond.

SUMMERHOUSE



large detached summer house with double glazing and decking to the front.

DIRECTIONS

From the A66 nearest the Oakhurst roundabout, turn left to Brigham. Follow the road into the village and the property is on the right.

COUNCIL TAX

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

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

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 £219.23.

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 13 month Assured Shorthold Tenancy from 1.7.25. No further term will be granted after expiry of the initial 13 month 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 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 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, 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

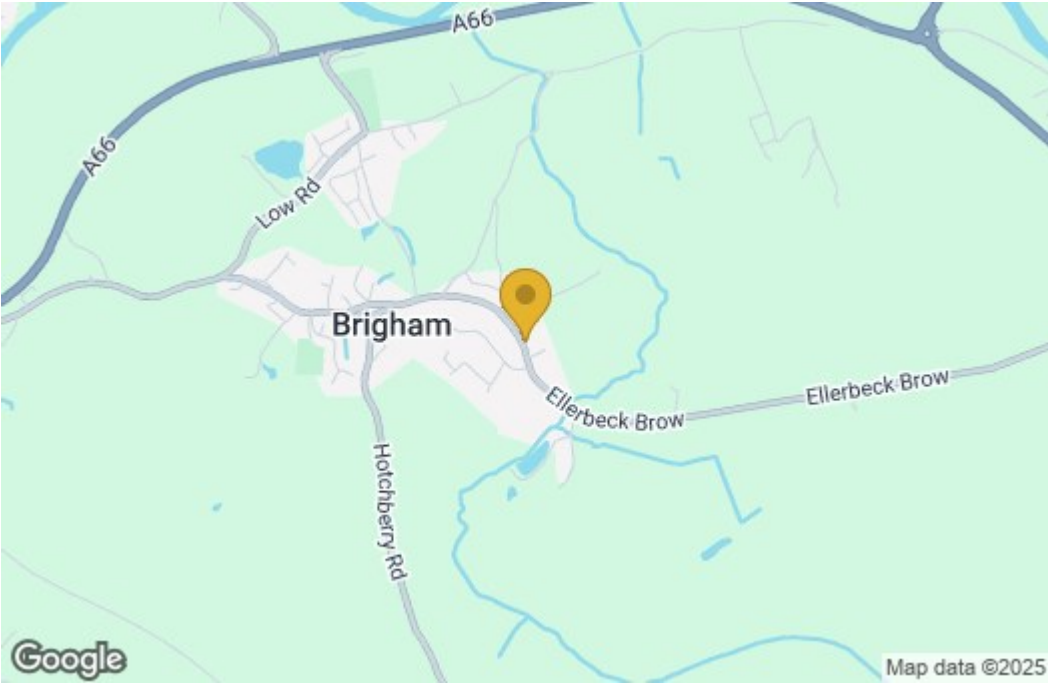
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

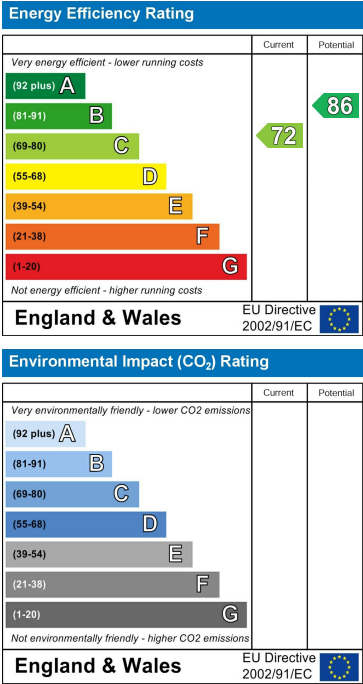
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

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.