



Bramble Cottage Greysouthen, Cockermouth, CA13 0UF
£750 Per Calendar Month

A modern mid link 3 bedroomed home located in Greysouthen - perfect if you need to be in the catchment area of Eaglesfield Paddle Academy or Cockermouth School.

Gas central heating, double glazing, parking for two vehicles, quality carpets and decor - absolutely ideal!

ENTRANCE VESTIBULE

Leading to:-

INNER HALL

With stairs to first floor.

LOUNGE

10'7" x 17'5" (3.23 x 5.31)



Electric fire on marble hearth and telephone point.

DINING ROOM

10'7" x 13'5" (3.23 x 4.09)



With doors leading into:-

KITCHEN

9'1" x 13'11" (2.77 x 4.24)



Fitted with a range of base and wall units in oak incorporating electric oven and hob, stainless steel sink unit and fridge freezer, modern black work surface and matching splash back.

UTILITY ROOM

5'9" x 7'6" (1.75 x 2.29)

With door to the rear, stainless steel sink and plumbing for washing machine.

CLOAKROOM

With wash basin and WC.

FIRST FLOOR LANDING

BATHROOM

10'2" x 10'9" (3.10 x 3.28)



With bath, wash basin, WC and separate shower.

BEDROOM ONE

10'10" x 13'2" (3.30 x 4.01)

Large double with fitted cupboard.

BEDROOM TWO

10'8" x 13'3" (3.25 x 4.04)

Large double with fitted cupboard.

BEDROOM THREE

10'9" x 10'1" max (3.28 x 3.07 max)

Double

EXTERNALLY

There is parking for two cars at the front and a small courtyard area at the rear.

FACILITIES

Heating is by way of gas central heating.

DIRECTIONS

From Cockermouth take the A66 and at the Brigham/Broughton junction turn left signposted to Brigham. Past the church and follow the road round right for approximately one mile. Past Brigham School and continue along for a further half mile and turn left, signposted Greysouthen. Proceed up the hill into the village and take the first right turn by the modern bungalow on the right. Proceed down the hill, turn left into Town Head Farm and into the development, where the property can be found on the right hand side.

THE RENT

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

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 £173

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.

COUNCIL TAX

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

THE TENANCY

The property is offered on an Assured Shorthold Tenancy. Unless otherwise stated or agreed, it will be for an initial term of six months. Should a short-term let be agreed (i.e less than six months), an additional administration fee of £175 (inc VAT) will be payable to Grisdales. It is recommended that you seek independent advice upon all aspects of the tenancy.

WHO WILL LOOK AFTER THE PROPERTY?

The property will be managed by your landlord.

INSURANCE

You are required to 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 of Contents and Schedule of Condition. You should also consider insuring your own possessions. Please speak to Grisdales for further information.

NOTES TO BROCHURE

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.

APPLICATIONS

Applications for the tenancy are to be made to Grisdales. Each applicant over 18 will need to complete a Tenancy Application Form. This is to be returned to Grisdales with the agency fee of £99 (inc VAT) per applicant or £189 (inc VAT) for a joint application. Subject to the Landlords approval, this will be submitted to Homelet for tenant assessment/references, after which we shall advise you of the outcome. If you require a guarantor an additional payment of £50 (inc VAT) is required. If you are a company applying for the property an application fee of £250 + VAT is required. If, after you have taken possession you decide to share with a third party you must obtain the consent of the landlord or agent. The applicant will need to pay an application fee of £200 (inc VAT) for references and the preparation of new paperwork. If you do not obtain consent, a charge of £350 will be made for referencing and the preparation of new paperwork. We accept cash or card payments. A charge of 2% is payable when using a credit card.

PROOF OF IDENTITY

When you apply for a property to rent through Grisdales, you will be required to provide identification. This can be in the form of:

Valid passport

Valid photo card driving licence

National Insurance Certificate

Firearms Certificate

Birth Certificate

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

COVID-19 VIEWING GUIDELINES

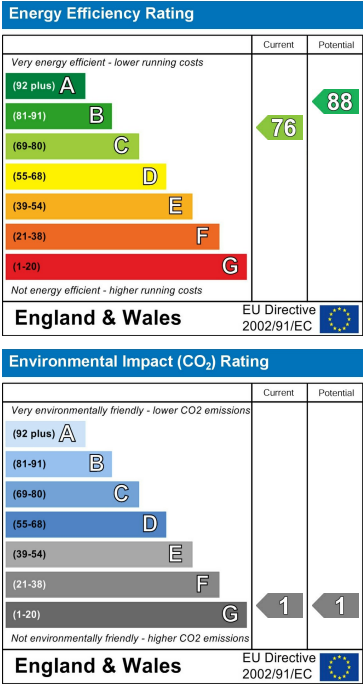
Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

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.