



23 Fitz Road, Cockermouth, CA13 0AD

£1,050 Per Calendar Month

A COMPLETELY "READY TO MOVE INTO" FAMILY HOME!!

Immaculate inside and out, this is a fantastic three bed semi with garage located conveniently for the town and is in excellent condition with a lovely lounge/diner, quality kitchen, three bedrooms and a recently fitted bathroom.

Great easy to maintain gardens to the front, side and rear, off road parking for two cars and a single garage with utility area. All in all a brilliant property!!

ENTRANCE

Entrance door leading into

HALL WAY

With useful understairs cupboard and stairs to the first floor.
Telephone point

CLOAKROOM

Cloakroom with wash basin and WC.

LOUNGE / DINER

13'0" x 19'5" (3.96 x 5.92)



With gas fire and attractive surround, television and telephone point and dual aspect windows to the front and rear.

KITCHEN

12'3" x 7'1" (3.73 x 2.16)



Fitted with a range of base and wall units including stainless steel sink, integrated electric oven with hob over and plumbing for washing machine and space for fridge and freezer. Door to the rear and space for a small table.

FIRST FLOOR LANDING

BEDROOM ONE

13'8" x 8'11" (4.17 x 2.73)



Double room to the front with cupboard.

BEDROOM TWO

10'4" x 11'3" (3.14 x 3.44)



Double room to the rear with cupboard

BEDROOM THREE

9'7" x 7'5" (2.91 x 2.25)



Single to the rear with cupboard.

FAMILY BATHROOM

6'0" x 7'5" (1.82 x 2.27)



Well fitted with a bath and shower over, wash basin and WC. Wall mounted electric heater and part tiled wall

EXTERIOR



There are attractive and easy to maintain gardens to the front, rear and side incorporating a small lawn area to the front. Attractive flowers and shrubs to the side and rear, a raised border area and paths to the patio.

There is off road parking for two cars and a useful garage with a small utility area at the rear

FACILITIES

Gas, air ducted central heating and double glazing

DIRECTIONS

From the Main Street proceed up Station Street, past the cenotaph and as the road bears left to Mountain view, proceed straight ahead onto Fitz Road and the property can be found on the left hand side.

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 six weeks rent. This 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 in accordance with 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 £229

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.
Or

The property will be managed by your landlord.

Or

The property will be managed by your landlord but you will pay rent to 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 Landlord's 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 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.

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 provide identification. This can be in the form of:

- Valid passport
- Valid photo card driving licence
- National Insurance Certificate
- Firearms Certificate
- Birth Certificate

MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed. To find out how we can help you realise your dreams, just call your nearest Grisdales office.

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.

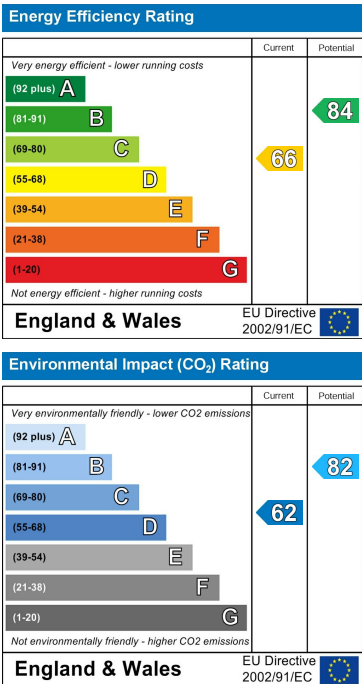
Floor Plan



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.