GRISDALES

PROPERTY SERVICES

12 Meadow Grove, Cockermouth, CA13 9PB

£1,100 Per Calendar Month

LOOK!!! A four bedroomed semi-detached house near Cockermouth town centre is available to let!! Few and far between just at the moment!

Well maintained and loved by the present owners, this has been a fabulous family home for many years and will soon make you a fabulous family home too!

There's a practical and well fitted kitchen with dining area in the conservatory, open plan split level lounge/dining room and useful utility on the ground floor and upstairs, four bedrooms (one en-suite) and a family bathroom. Outside there's off road parking for two cars and easy to maintain gardens to the front and rear. Gas heating, double glazing, and handy for the town centre as well!

ENTRANCE HALL
Double cupboard and shelving; door leading into:

CLOAKROOM
Wash basin and WC.

OPEN PLAN LOUNGE/DINING ROOM
This is a fabulous split level open plan room giving dining area and separate lounge.

DINING AREA
12'1" x 10'0" (3.68 x 3.06)


Stairs to first floor; useful understairs alcove; shelving; telephone point. 3 steps lead down to:

LOUNGE
17'10" x 11'10" (5.44 x 3.60)


Sliding patio doors to the rear; TV point and FreeSat cable; fireplace with mantel over and sandstone hearth.

DINING KITCHEN
26'7" x 9'1" (8.09 x 2.76)



A lovely light and airy room fitted with a good range of base and wall units in white with brass handles and complementary work surface over. The kitchen includes 1 ½ bowl black sink unit with mixer tap; integrated dishwasher; electric oven with gas hob over and extractor fan; integrated fridge/freezer. There is oak flooring, spotlighting and useful shelving. A step leads down to conservatory area where there is ample space for a dining table, and includes wall lighting, TV point and FreeSat cable, and patio doors to the patio and rear garden.

UTILITY ROOM


Fitted with a good range of base and wall units in oak with part tiled walls and tiled floor; door to the rear; stainless steel sink; plumbing for washing machine.

FIRST FLOOR LANDING
Gas boiler in cupboard.

BEDROOM 1
10'6" x 9'7" (3.19 x 2.91)


Master room, double in size, located to the rear with door leading to:

ENSUITE
5'4" x 5'2" (1.63 x 1.57)

Comprising shower, hand basin and WC.

BEDROOM 2
12'0" x 10'9" (3.67 x 3.27)


Double with built in double wardrobe and tv point.

BEDROOM 3
10'10" x 8'11" (3.29 x 2.72)


Front double with built in double wardrobe and FreeSat cable.

BEDROOM 4
9'2" x 6'11" (2.79 x 2.12)


Rear single room with built in single wardrobe.

FAMILY BATHROOM
3.07. 1.83


With bath and shower over, wash basin and WC. Fully tiled walls.

EXTERNAL


There is off road parking for 2 cars and easy to maintain gardens to the front and rear of the property, which are generally laid to lawn. The rear garden in particular is very private and the patio sits perfectly to make the most of the afternoon sun- it's quite a sun-trap! Small garden shed.

Please note that to the rear of the property is a fence, the other side of which is a steep bank leading down to a fairly fast flowing stream. Tenants with young children need to be aware of this potential hazard.

FACILITIES
Central heating and double glazing.

DIRECTIONS
From Cockermouth town centre proceed up Station Street and turn left into Lorton Street. Continue up the road, over the bridge and a little further up on the right hand side is the turning to Meadow Grove. Turn in here and No 12 can be found on the right hand side.

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

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.

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 £250.

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. Please see Grisdales for full details on this.

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.

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 a 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.

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

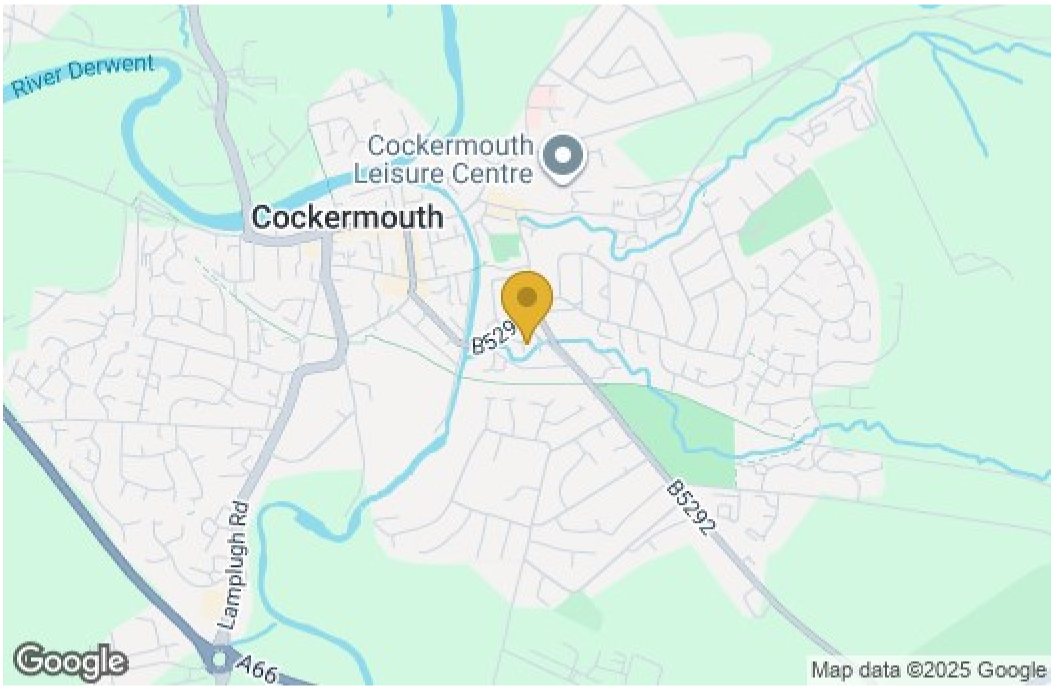
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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