GRISDALES

PROPERTY SERVICES

35 Towers Lane, Cockermouth, CA13 9EA

£1,150 Per Calendar Month

THE PERFECT HOME FOR A FAMILY NEEDING SPACE!

This is a smashing four bedroomed semi-detached house located on the edge of town yet with good access to the shops, schools and facilities as well as the northern Lake District fells and waters.

It's very well presented internally having been newly decorated and it offers some super space with gardens to the front and rear, off road parking and a single garage - and a delightful outlook too!

Inside there's a lounge/dining room, breakfast kitchen, downstairs shower room and two sun rooms and upstairs, four bedrooms (3 doubles and a single) and a family bathroom.

IT'S READY FOR YOU NOW!

THINGS YOU NEED TO KNOW
Electric heating throughout
Double glazing

ENTRANCE
The property is accessed via a uPVC door with coloured glazing panel, which leads into:

ENTRANCE LOBBY
8'3" x 4'3" (2.53 x 1.32)
With pine clad ceiling and windows to three sides. A frosted glazed door leads into:

INNER HALL
With stairs to the first floor, useful alcove and door into:

LOUNGE/DINING ROOM

Split into two areas:

LOUNGE AREA
14'11" x 11'9" (4.56 x 3.60)

Large window to the front. Inset electric fire; television point; coving.

DINING AREA
10'7" x 7'10" (3.24 x 2.40)

With continuation of laminate floor. Sliding doors into:

CONSERVATORY/SUNROOM
9'11" x 5'1" (3.04 x 1.55)

With Velux roof lights and French doors out to the decking.

KITCHEN
16'3" x 9'11" (4.97 x 3.03)

Fitted with a range of base units in beech effect with laminate worktop over and ceramic tiled splashback. Includes 1 1/2 bowl stainless steel sink, electric oven and electric hob. Plumbing for dishwasher, space for fridge freezer. A good range of white fronted louvre cupboard doors, for storage. Space for a table.

CLOAKROOM/SHOWER ROOM
5'2" x 4'9" (1.59 x 1.46)

Fitted with wash basin, WC and shower in cubicle.

SUNROOM
8'11" x 8'5" (2.74 x 2.57)

With French doors to the rear and windows around, with two Velux rooflights and pine clad vaulted ceiling. Plumbing for washing machine

FIRST FLOOR LANDING
Giving access to all bedrooms and bathroom.

BEDROOM 1
22'2" x 8'11" (6.77 x 2.74)

A mostly pine clad room with vaulted ceiling and 3 Velux rooflights. Spacious double room.

BEDROOM 2
11'9" x 10'8" (3.59 x 3.27)

Double to the front. A spacious double bedroom with laminate floor and good range of built in cupboards with sliding doors.

BEDROOM 3
11'7" x 10'4" (3.54 x 3.17)

Double room to the rear with a range of built-in wardrobes.

BEDROOM 4
8'4" x 7'4" (2.56 x 2.26)

A spacious single room with shelving and fittings etcetera.

BATHROOM
7'7" x 6'2" (2.33 x 1.88)


Fitted with walk-in shower with clear screen and chrome frame, low-level WC and wash basin, both set into white fronted vanity unit with tiled splash back. Tiled around the fittings, black ladder style radiator, cream tiled floor and frosted window to the rear.

PARKING AND GARAGE
17'4" x 9'1" (5.30 x 2.79)

A drive for one car leads to the single garage.

FRONT GARDEN
With lawn and well established shrub and floral borders.

REAR GARDEN



With decking area. Step down to a lawn with a path leading to a patio area with raised borders.

DIRECTIONS
From Main Street, continue up Station Street to the traffic lights turning left onto Lorton Road, follow Lorton Road and take the third turning on the right hand side onto Towers Lane. Follow Towers Lane up the hill and number 35 is 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 £265.00

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 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 you will be offered a viewing and, if successful, request that you are referenced. You will need to complete a further on-line application form for Goodlord, 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

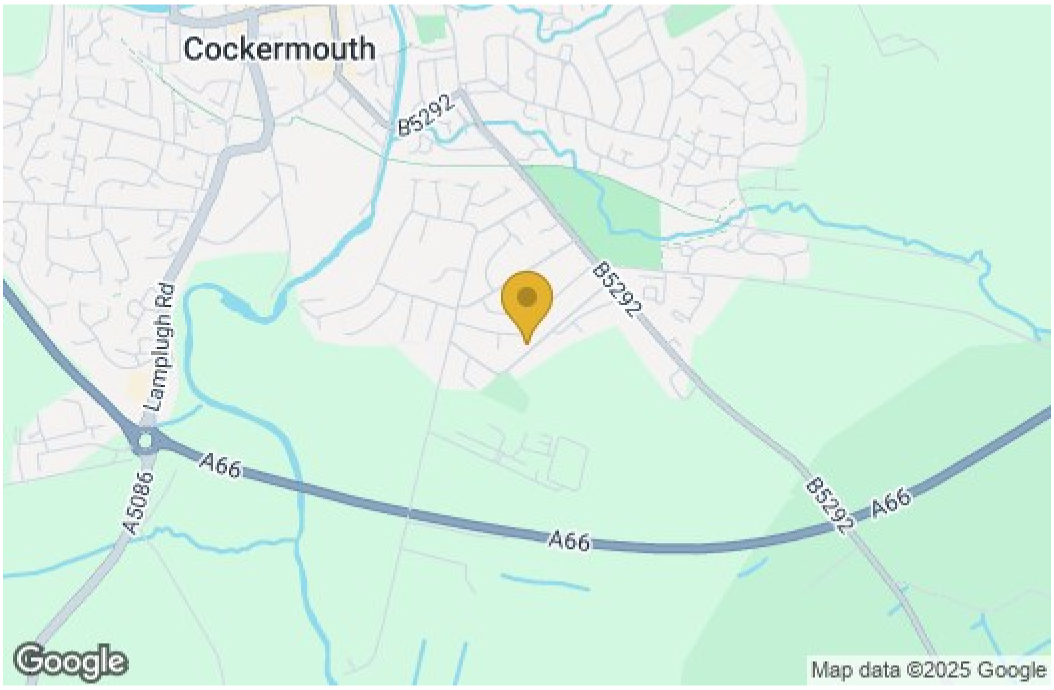
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

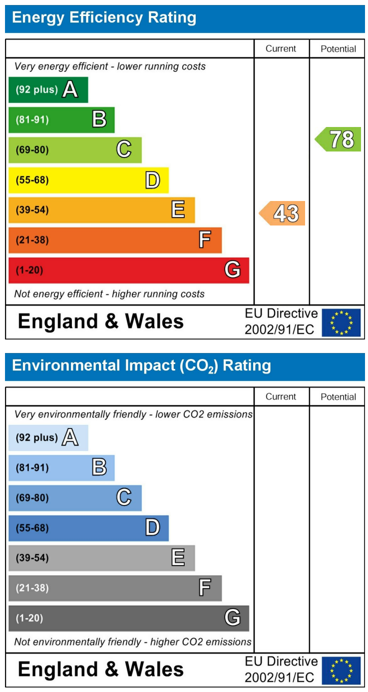
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

Floor Plan

Area Map



Energy Efficiency Graph



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