GRISDALES
PROPERTY SERVICES

9 Loweswater Close, Cockermouth, CA13 9LL

£825 Per Calendar Month

PLEASE APPLY ON OUR WEBSITE
JUST WAIT UNTIL YOU SEE THE FABULOUS LOUNGE/CONSERVATORY!!!
A very well presented two bedroomed semi-detached house with parking, single garage, gardens, gas heating, double glazing............ the list is endless.
Great location too - this will suit you right down to the ground - but be quick as this little gem won't be around for long.

ENTRANCE HALL
With stairs to first floor and door to:

LOUNGE
13'0" x 12'0" (3.96 x 3.66)


Fabulous room with understairs cupboard and TV point. The room opens up to:

CONSERVATORY
12'0" x 12'0" (3.66 x 3.66)


A smashing conservatory with double doors to the rear garden.

KITCHEN
7'1" x 7'0" (2.16 x 2.13)


With a range of base and wall units in beech with chrome handle and black work surface over and including gas/electric cooker point, space of fridge/freezer and plumbing for washing machine.

FIRST FLOOR LANDING

BEDROOM ONE
10'0" x 9'0" (3.05 x 2.74)


Double with cupboard.

BEDROOM TWO
9'0" x 8'0" (2.74 x 2.44)


Small double.

BATHROOM
5'0" x 5'0" (1.52 x 1.52)

Bath, wash hand basin and WC.

EXTERNALLY



There is parking on the drive and a single garage.
There is a garden to the front of the property and at the rear a lovely lawn area and raised patio/shillied area, with steps leading up to the conservatory.

FACILITIES
Gas central heating.

DIRECTIONS
From Cockermouth Main Street proceed up Station Street and turn left into Lorton Street. Go over the bridge and as the road bears right turn left into Kirkgate. Bear right into Windmill Lane and proceed right the way through and turn left into Slate Fell Drive, turn right into Gable Avenue and Loweswater Close 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.

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 takes a Holding Deposit from a tenant to reserve a property. This is one weeks rent and for this property will be £190.00. 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. 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.

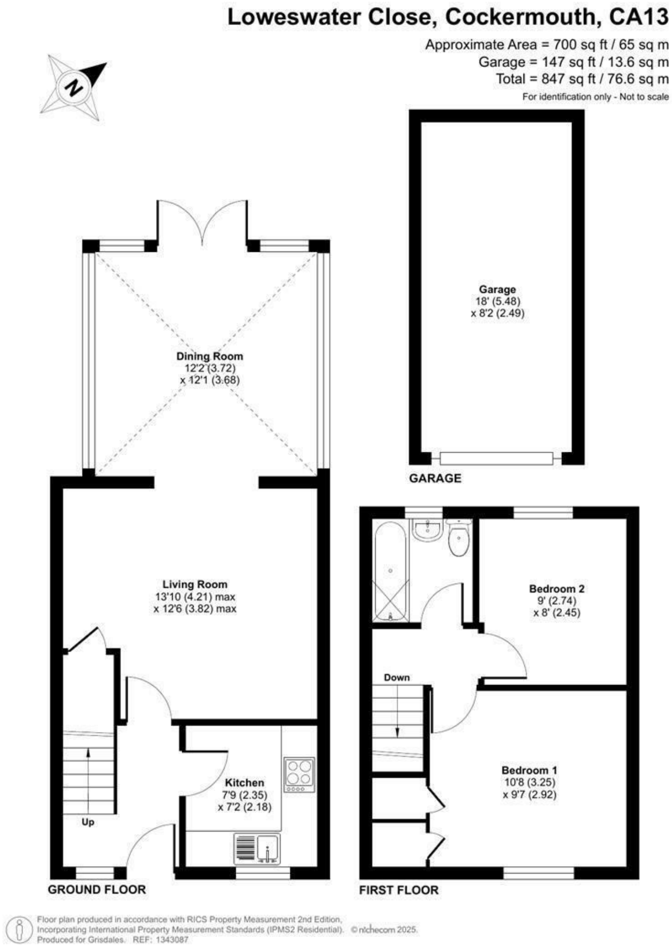
APPLICATIONS
Applications for the tenancy are to be made to Grisdales. The application form is on our website please go to www.grisdales.co.uk, Tenants, Tenancy Application form. Please complete this form electronically and once we have received it we will discuss your application with the landlord. 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.

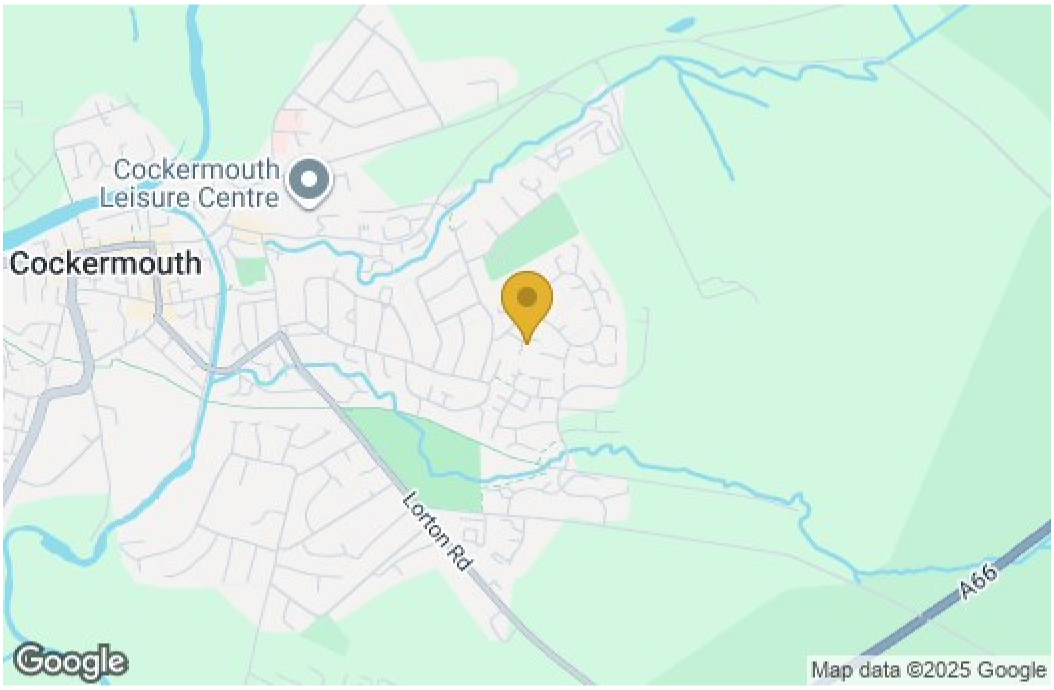
PROOF OF IDENTITY
When you apply for a property to rent through Grisdales, you will be required to PERSONALLY provide identification in its ORIGINAL format.
This can be in the form of:
Valid passport
Valid photo card driving licence
National Insurance Certificate
Firearms Certificate
Birth Certificate

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.
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.

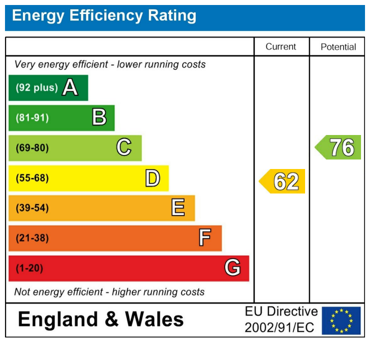
Floor Plan

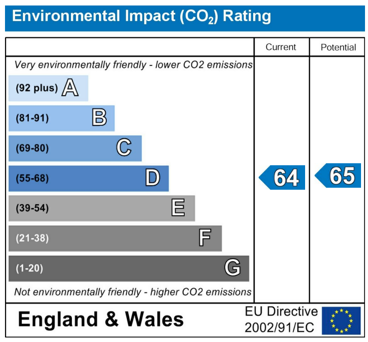


Area Map



Energy Efficiency Graph





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