GRISDALES
PROPERTY SERVICES

1 High Sand Lane, Cockermouth, CA13 9NA

£690 Per Calendar Month

Welcome to High Sand Lane, Cockermouth — a beautifully charming spot for this standout terraced cottage that blends character, comfort, and modern style. This cosy home is full of warmth, from the inviting living room with its glowing log burner to the sleek, contemporary kitchen featuring crisp white handleless units, integrated appliances, and a stylish tiled floor. With two versatile bedrooms, it's perfectly suited for a small family, visiting guests, or a dedicated home office. The modern shower room offers a delightful surprise: step right out onto a sunny decked terrace, ideal for relaxing or enjoying your after-work tipple. Complete with a practical outhouse for bikes or storage, and set within the friendly, historic heart of Cockermouth, this property delivers not just a home — but an exceptional lifestyle for the ideal tenant.

THINGS YOU NEED TO KNOW
Gas central heating at the property;
Handy outhouse next to the property.

LIVING ROOM
11'6" x 10'2" (3.53 x 3.12)


Accessed via composite front entrance door, fireplace with tiled back and hearth, cupboard with electric and gas meter, wood flooring.

KITCHEN
9'6" x 4'3" (2.90 x 1.30)

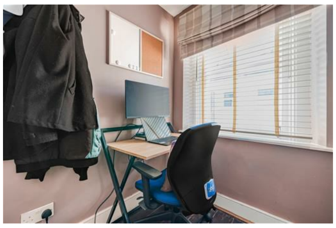

With window to rear aspect and comprising a contemporary range of white handleless base and wall units, wood worktop, integrated oven with separate 4-ring gas hob, stainless steel extractor chimney, integrated fridge, integrated dishwasher and plumbing for a washing machine, stainless steel sink and drainer, wall mounted boiler, beautiful tiled flooring, radiator.

LANDING
Accessed via a lovely wooden staircase, access to the loft which has new insulation.

BEDROOM ONE
13'3" x 8'5" (4.06 x 2.57)


With window to front aspect, double bedroom, radiator, wooden floor.

BEDROOM TWO
7'1" x 6'9" (2.18 x 2.06)




Window to front aspect, single room/office, radiator, wooden floor.

SHOWER ROOM

Comprising shower cubicle with chrome fittings, low level WC, pedestal wash hand basin, attractive sage green and grey tiling, half glazed door to terrace.

TERRACE
10'0" x 5'4" (3.07 x 1.63)

A lovely addition with decked terrace with built-in seating and fencing and outside electric points.

OUTHOUSE
Entrance is next to the front door to the property. A very handy storage space for bikes, etc and also has electricity.

DIRECTIONS

The property is best approached by turning the corner at The New Book Shop next to the Cockermouth Grisdales Office onto High Sand Lane.

COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) that this property is placed in Tax Band A.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

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.

*Please note these details have yet to be approved by the landlord.

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.

Alternatively, ask Grisdales about the ZERO DEPOSIT GUARANTEE which is available for this property (subject to conditions). Costs are a set up fee of £49 and a payment equivalent to one weeks rent. After that there is an annual renewal fee of £17.50 paid to Zero Deposit.

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 £159.

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 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.

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.

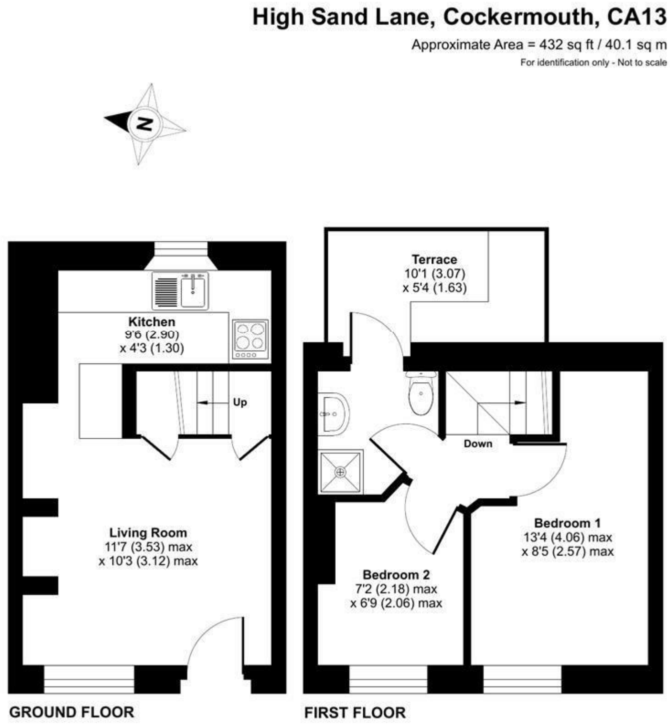
MORTGAGE ADVICE

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



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Grisdales. REF: 1117143

Area Map

Energy Efficiency Graph