



GRISDALES

PROPERTY SERVICES



41 Beech Lane, Cockermouth, CA13 9HQ

£1,050 Per Calendar Month

Perfectly located on Beech Lane, this delightful two-bedroom detached bungalow offers a perfect blend of comfort and tranquillity. The property boasts a spacious reception room that welcomes you with an abundance of natural light, creating a warm and inviting atmosphere throughout. The well-appointed kitchen is designed for both functionality and style, making it an ideal space for culinary enthusiasts. Adjacent to the kitchen, the conservatory provides a serene spot to relax and enjoy the peaceful location. With two generously sized bedrooms, this bungalow is perfect for small families, couples, or those seeking a peaceful retreat. The presence of two bathrooms adds convenience, ensuring that morning routines are a breeze.

Outside, the property is surrounded by well maintained gardens and there's also off road parking for three cars. However, it's the views and outlook which complete the fabulous picture! In summary, this detached bungalow on Beech Lane is a wonderful opportunity for a tenant looking to embrace a comfortable lifestyle in a scenic location. With its lovely gardens, stunning views, and well-designed living spaces, this property is sure to impress.

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

ENTRANCE PORCH

6'8" x 6'2" (2.05 x 1.90)

With windows to two sides and step up into:

INNER HALLWAY

With part glazed door, painted tongue and groove ceiling, access into the loft. Cupboard housing gas boiler with wall mounted shelving.

LOUNGE

15'10" x 11'5" (4.84 x 3.48)



With gas effect stove on marble hearth with wooden mantelpiece over and windows to front and side. Television point.

KITCHEN

12'3" x 10'8" (3.75 x 3.26)



Fitted with a range of base and wall units in oak effect with chrome handles and laminate worktop over with ceramic tiled splashback. Includes double electric oven, 4-ring gas hob, splashback in stainless steel and extractor fan. 1 1/2 bowl composite sink unit with chrome mixer tap, integrated dishwasher and space for fridge/freezer. Tile effect flooring, painted tongue and groove ceiling, spotlights, large window to the side and door into the conservatory.

CONSERVATORY

12'0" x 10'7" (3.67 x 3.24)



With windows to three sides, double patio doors to the rear, tiled floor and white painted tongue and groove plastic ceiling.

BEDROOM 1

10'10" x 10'10" (3.32 x 3.31)



Window to the front.

BEDROOM 2

12'7" x 10'6" (3.86 x 3.22)



Double room to the rear with television point. Door leading into rear lobby.

BATHROOM

9'2" x 5'5" (2.80 x 1.66)



With electric shower over and clear screen in chrome frame; pedestal wash basin; wc. Tiled floor, and part tiled walls and frosted window to the rear.

REAR LOBBY

Accessed from bedroom 2. With door to the rear, cupboard housing electrics. Doors to shower room and store/utility area.

SHOWER ROOM

6'0" x 5'4" (1.84 x 1.65)



Fitted with wash basin with chrome mixer tap, set within double fronted unit, mirror above, chrome ladder style radiator; low-level wc; shower enclosure with sliding doors in chrome frame with wall mounted chrome shower and attachments; waterproof panelling.

STOREROOM

9'9" x 9'6" (2.99 x 2.90)



With up-and-over insulated garage door. Fitted with units, shelving, stainless steel sink with plumbing for a washing machine.

PARKING



Parking for two cars on the side drive and parking for one car on the front. Please note that the garage has been converted to a store and utility room.

FRONT GARDEN



With shrubs and flower borders, coloured gold chippings and path leading to the front door.

SIDE GARDEN



With paths and laid with astroturf and shillies.

REAR GARDEN



With brick paviours, raised borders with slate finishings, additional retaining walls enclosing lawn, patio area and concrete path leading to a covered store and shed. Gate to the front.

OUTLOOK



From the front of the property there is an open aspect and an outlook to the countryside and Lake District fells to the left.

DIRECTIONS

Proceed in an easterly direction from Main Street, Cockermouth and upon reaching Beech Lane just before the Secondary School, please proceed along Beech Lane to the other end where No.41 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.

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.

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 £215.

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 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.

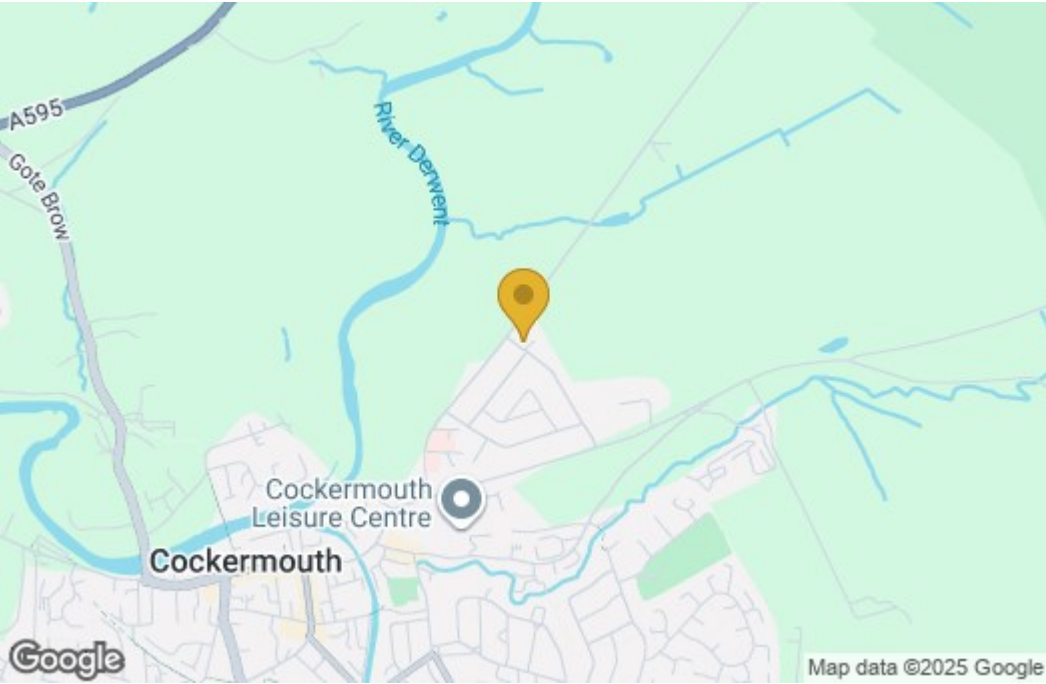
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

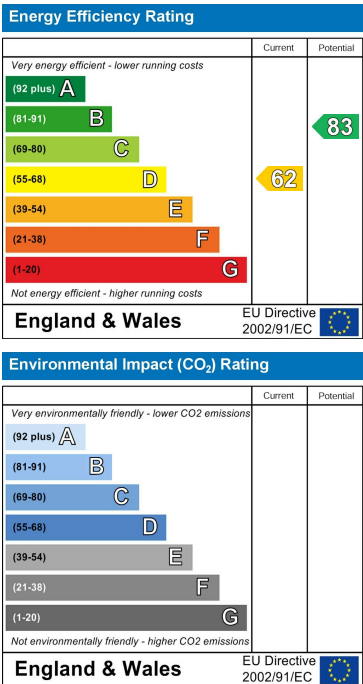
Floor Plan



Area Map



Energy Efficiency Graph



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.