



GRISDALES

PROPERTY SERVICES



44 Woodville Park, Cockermouth, CA13 0GW

£1,150 Per Calendar Month

LOOKING FOR SOMETHING MODERN AND STYLISH TO RENT? LOOKING FOR SOMETHING HANDY FOR THE TOWN? if so look no further than 44 Woodville Park! It offers everything for the discerning tenant!

Set over 3 floors the entrance takes you to the utility area and garage, on the first floor is the fabulous open plan living area with access to the garden, and up again to the 3 bedrooms.

This recent development is a stones throw from the town centre and is a very desirable location.

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

ENTRANCE

Door leading into:

ENTRANCE HALL

With stairs to the first floor and useful understairs cupboard. Phone point and fitted with Karndean flooring, pedestrian door into the garage. Door leading into:

UTILITY ROOM



With Karndean flooring and fitted with a range of base and wall units in cream with stainless steel sink and space for appliances including plumbing for washing machine. There is ample space in this room for general storage.

CLOAKROOM

3'1" x 7'5" (0.94 x 2.26)

With Karndean flooring and fitted with wash hand basin and wc and ladder style radiator.

FIRST FLOOR LANDING

With telephone point and stairs leading to the second floor. Door opening to:

OPEN PLAN LOUNGE/ DINING ROOM



Smashing open plan, light and airy room with television and telephone points and patio doors leading to the garden.

KITCHEN



The kitchen is fitted with a range of base and wall units in cream with oak veneer work surfaces over and including 1.5 bowl stainless steel sink, double electric oven with hob and glass splashback and extractor fan over. Spot lighting, integrated dishwasher and fridge/freezer.

SECOND FLOOR LANDING

With cupboard with slatted shelving.

BEDROOM ONE

11'4" x 11'6" (3.45 x 3.51)



Double room located at the front with telephone and television points. Useful cupboard with hanging rail and shelving and door leading into:

EN SUITE



Fitted with Karndean flooring and ladder style radiator, spot lighting. Wash basin, wc and shower within cubicle. Shaver point.

BEDROOM TWO

9'9" x 8'7" (2.97 x 2.62)



To the rear, a double

BEDROOM THREE

7'2" x 8'7" (2.18 x 2.62)



Single to the rear

BATHROOM

8'3" x 7'7" (2.51 x 2.31)



Fitted with Karndean flooring, spotlighting and ladder style radiator. There is a bath with tap connected shower over, wash hand basin and wc. Separate shower within cubicle.

EXTERNALLY



To the front there is off road parking for two cars and a single garage

To the side of the property there are steps leading to a gate which gives access into an enclosed garden area with patio and shillied area.

FACILITIES

Gas central heating and double glazing.

DIRECTIONS

From the Main Street proceed in a westerly direction and at Wordsworth House turn left up Gallowbarrow. At the church turn right into Sullart Street and then right again into

Woodville Park. Follow the road through and bear left and No.42 can be found ahead of you.

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 £265

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

RESTRICTIONS

At the landlords request pets or smokers are not permitted. Tenants claiming Housing Benefit will not be permitted by the landlord.

THE TENANCY

The property is offered on an Assured Shorthold Tenancy. Unless otherwise stated or agreed, it will be for an initial term of six months.

Should a short-term let be agreed (i.e less than six months), an additional administration fee of £175 (inc VAT) will be payable

to Grisdales.

It is recommended that you seek independent advice upon all aspects of the 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.

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 BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau – Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

COVID-19 VIEWING GUIDELINES

Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

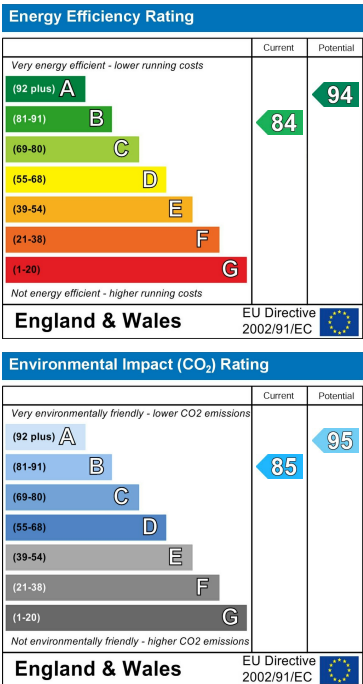
Floor Plan



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.