



2 Cragg Cottages, Cockermouth, CA13 0SL
£950 Per Calendar Month

Wow!!! We love this! Bursting with character this is a fabulous three bedroomed semi-detached cottage which has it all! Well presented and completely ready to move in to. Downstairs there's a large entrance area, a charming and very cosy lounge and a smashing and very well fitted and practical kitchen. Upstairs there are three bedrooms and a bathroom, and outside, a large garden, single garage and ample off-road parking too. Oil central heating too. IF YOU SNOOZE, YOU LOSE!

THINGS YOU NEED TO KNOW

Oil fired central heating

Double glazing

ENTRANCE

The property is accessed via a wood effect uPVC door with frosted glazing panel. This leads into:

ENTRANCE AREA

10'0" x 9'6" (3.05 x 2.90)



A lovely spacious entrance area with two windows; natural wood floor; LED spot-lighting; fuse box and cupboard housing oil boiler. A natural timber door leads into:

SITTING ROOM

18'6" x 12'2" (5.65 x 3.71)



With door to the rear and window overlooking the rear garden; feature fireplace with slate hearth and original tiles; wall lighting; television point; centre beam; exposed stonework and stairs to the 1st floor. A natural wood door leads into:

KITCHEN

15'3" x 8'7" (4.66 x 2.62)



With windows to the front and rear; telephone point; LED spotlights and beam; ceramic tiled floor. Fitted with a good range of base and wall units in cream with metal knobs/handles, black and sand colour laminate work surface over and upstand. The kitchen includes one and a half bowl stainless steel sink with mixer tap/hose; integrated washing machine; free standing electric Britannia oven with extractor fan over; integrated fridge and integrated freezer. Includes breakfast bar area and glazed fronted cupboards.

1ST FLOOR LANDING

Stairs to the 1st floor landing, giving access to all rooms and access into the loft; ceiling beam; louvre fronted cupboard door leading to cupboard with hot water cylinder, shelving and burglar alarm control panel.

BEDROOM 1

9'6" x 8'6" (2.90 x 2.60)



A spacious single room with exposed beam; window overlooking the front;

BEDROOM 2

10'0" x 9'3" (3.05 x 2.83)



Double bedroom with window overlooking the front and exposed beam.

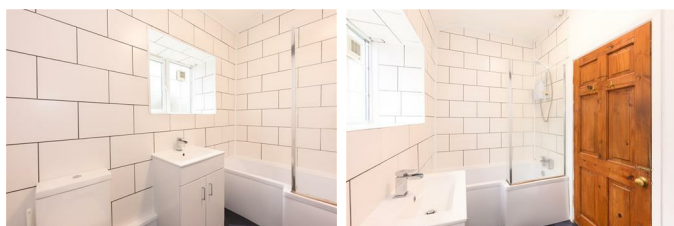
BEDROOM 3

9'7" x 9'0" (2.94 x 2.75)



With window overlooking the rear.

BATHROOM



Modern and spacious bathroom with frosted window to the rear; extractor fan; exposed beam; electric towel rail; and fitted with bath and shower over with wash basin and w.c.

PARKING & GARAGE



A single garage is included within the tenancy and is located on the other side of the road (the far end one). There is also parking immediately in front of that for 2 - 3 cars, subject to others being able to gain access. Bin storage area. Parking on the road and parking for one on the gravel immediately in front of the property.

SIDE GARDEN



There is a large lawn to the side of the property with well established shrub and floral borders

REAR GARDEN



Garden with lawn to the rear.

DIRECTIONS

From the A5086 turn into Deanscales at the Old Posting House Pub. Continue into the village, round the sharp left hand bend and 2 Cragg Cottages can be found on the left hand side.

COUNCIL TAX CK

We have been advised by Allerdale Borough 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 takes a Holding Deposit from a tenant to reserve a property. This is one weeks rent and for this property will be £196

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, Grisdals 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 Grisdals.

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 Grisdals.

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 Grisdals 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 Grisdals. The application form is on our website – please go to www.grisdals.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 Grisdals, 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 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 Grisdale's 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.

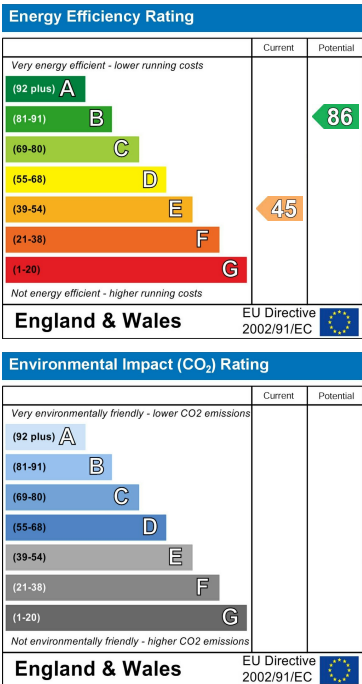
Floor Plan



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.