



Ashbrook Bassenthwaite, Keswick, CA12 4RG

£825 Per Calendar Month

TRADITIONAL AND NEW - ALL ROLLED INTO ONE and this has created the most delightful two bedroomed semi-detached cottage!

Located on the edge of the village of Bassenthwaite on an elevated position with stunning views of Ullock Pike, Skiddaw and the surrounding fells this is situated perfectly for Keswick and Cockermouth and it's almost too handy for a great country pub! Internally there's a lovely balance of old and new from the woodburning stove within the sandstone fireplace and quarry tiled floor in the lounge to the more conventional and modern dining kitchen - both with super views of the fells!

There's a shower room and utility room downstairs and upstairs a further bathroom and two double bedrooms - all perfect for a professional couple.

There's parking for two cars and a private garden to the rear gives you the space and privacy you need - a perfect place to sit and enjoy your coffee!

THINGS YOU NEED TO KNOW

Electric heating

Double glazing

ENTRANCE

The property is accessed via a hardwood door into inner lobby with black and terracotta quarry tiled floor. Stairs to the 1st floor and door leading into:

SITTING ROOM

15'7" x 13'11" (4.75 x 4.26)



Continuation of quarry tiled floor. Wood burning stove within fireplace on stone hearth with sandstone surround and brick recess. Recessed shelving, part tongue and groove panelling to the walls., wall lighting, coving and understairs cupboard with shelving. Glazed door to the rear and window to the front. Television point.

DINING KITCHEN

12'4" x 11'8" (3.78 x 3.58)



Fitted with a range of base and wall units in cream with laminate worktop over and ceramic tiles splash back. Integrated electric oven with electric hob over, 1 1/2 bowl stainless steel sink. Plumbing for dishwasher or washing machine and space for fridge freezer. Ample space for dining table. Spotlighting. Access to loft. Tile effect vinyl floor covering. Sliding patio doors to the rear.

UTILITY ROOM

7'6" x 5'2" (2.31 x 1.58)

Fitted with base and wall mounted cupboards with laminate

work top over and ceramic splashback and including stainless steel sink and plumbing for a washing machine. Window to the rear. Vinyl floor covering. Door leading into:

SHOWER ROOM

4'11" x 4'11" (1.52 x 1.52)



Wall mounted wash basin. Shower enclosure with sliding door in chrome frame. Wall mounted electric shower and attachments. Low level WC. Vinyl floor covering. Part tiled around sanitary fittings. Waterproof panelling. Spotlights. Frosted window to the rear.

REAR LOBBY

Steps down to rear entrance porch with stone floor. window to the rear. UPVC door to the rear.

FIRST FLOOR STAIRS AND LANDING

Coving. Velux roof light. Cupboard housing cylinder tank with shelving.

BEDROOM 1

10'11" x 6'8" (3.34 x 2.05)



Double room to the rear.

BEDROOM 2

10'5" x 10'5" (3.18 x 3.18)



Double room to the front.

BATHROOM



Fitted with bath and shower over, wash basin and w.c.

OUTLOOK



Fabulous outlook over gardens to woodland, fields and countryside in the distance including Ullock Pike, Skiddaw and the fells surrounding Bassenthwaite Lake.

PARKING



There is parking for 2 cars to the side of the property on the gravelled driveway.

GARDEN



There are two paved areas to the rear of the property and a small lawn.

DIRECTIONS

From the A591 (near the Castle Inn) turn into the road signed Bassenthwaite Village. Continue along here for about 1 mile and there is a turn to the right signed North End & Ashbrook. Turn down here. If you get to the Sun Inn pub you've gone too far.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band D.

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.

EPC

EPC Band F with an exemption. Please see Grisdales for further information.

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 for from a tenant to reserve a property. This is one week's rent and for this property will be £190

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?

The property will be managed by your landlord.

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 to speak with 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

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.