



# GRISDALES

PROPERTY SERVICES



**10 Strawberry How, Cockermouth, CA13 9XZ**

**£850 Per Calendar Month**

"Strawberry How" is a prestigious development located on the edge of Cockermouth which was converted from the former Grammar School approximately 20 years ago. This particular property is located at the front of the development and comprises a two bedroomed "cottage" with a superb lounge/dining room with 4 windows giving lots of natural light. The kitchen is practical and well fitted and upstairs there are two good sized bedrooms and a bathroom. All in excellent decorative order throughout, most rooms having been decorated in November 2024 AND THERE ARE BRAND NEW CARPETS TO MOST ROOMS TOO! Parking, outside space, a courtyard and large store complete the package. Strawberry How is perfectly located for access to Lorton and those beautiful fells along with Loweswater, Crummock and Buttermere and there's quick access to the A66, the town centre and all our great schools, shops and facilities are within 1 mile.

PERFECT FOR A PROFESSIONAL AND AVAILABLE FOR A MINIMUM OF A 12 MONTH TERM

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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

## THINGS YOU NEED TO KNOW

Gas central heating

Single glazed white painted timber windows

## ENTRANCE

The property is accessed via a hardwood door with black ironmongery. Leads directly into:

## LOUNGE/DINING ROOM

25'10" x 17'5" (7.89 x 5.32)



A fabulous open space with 3 windows to the front and a large window to the side and useful understairs cupboard. Dado rail and coving. Television and telephone points and wall lighting. Steps up to the kitchen and staircase and white painted part glazed door leads into:

## KITCHEN

6'5" x 18'8" (1.98 x 5.70)



Fitted with a range of base and wall units in beech effect with chunky chrome handles and laminate worktop over with ceramic tiled splashback. Includes 1.5 bowl stainless steel sink with mixer tap, integrated  $\frac{3}{4}$  quarter size dishwasher, 4-ring gas hob with stainless steel and glass extractor fan over, integrated electric oven with microwave above and integrated fridge/freezer. Breakfast bar area and additional storage space and wall mounted gas boiler (installed 2016). Cream ceramic tiled floor, large window to the front, access into loft and dado rail. Hardwood door to the courtyard.

## STAIRS AND LANDING

Attractive staircase and with dado rail. Opens up to the first floor landing with 2 Velux rooflights and part vaulted ceiling with exposed ceiling beams.

## BEDROOM 1

13'10" x 10'6" (4.22 x 3.21)



Overlooking the front with 2 large windows. Exposed beams, access into the loft and television point.

## BEDROOM 2

13'11" x 7'11" (4.25 x 2.42)



With attractive arched window and additional large window overlooking the front. Double doors give access to a large walk-in cupboard with shelving and hanging space. Burglar alarm control panel and television point.

## BATHROOM

6'9" x 6'7" (2.06 x 2.03)



Bath, with chrome shower over, with folding screen in chrome frame. Wall mounted chrome ladder style radiator. White pedestal wash basin with chrome tap and low-level WC. Partly fitted with white ceramic tiles with patterned inserts and with white ceramic bathroom furniture. Wall mounted tilting mirror and additional bathroom fittings. Velux rooflight. Wall lighting. Vaulted ceiling with exposed beam. Vinyl tile effect floor covering.

## EXTERNAL COURTYARD AREA



A wrought iron gate leads into an enclosed courtyard which serves 4 other properties and there is access into this property through both the front and rear doors (the rear door is accessed via 3 steps with black wrought iron railings). Space for bin storage.

## PARKING

There are two exclusive spaces immediately in front of the property and a further two exclusive spaces in a parking area to the left of the main drive.

## STORE

Included is a spacious brick built private store suitable for all manner of sports and leisure equipment with slate roof and secured with a substantial wood door.

## DIRECTIONS

From the town centre proceed up Station Street and turn left into Lorton Street. Follow the road round, passing the cemetery and turn left into Strawberry How Road whereupon the development can be found on the right hand side. Turn into the development and the property is located on the corner of the first building on the right, accessed through the wrought iron gate into the courtyard.

## 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 takes a Holding Deposit for from a tenant to reserve a property. This is one week's rent and for this property will be £195.

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 12 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 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](http://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.

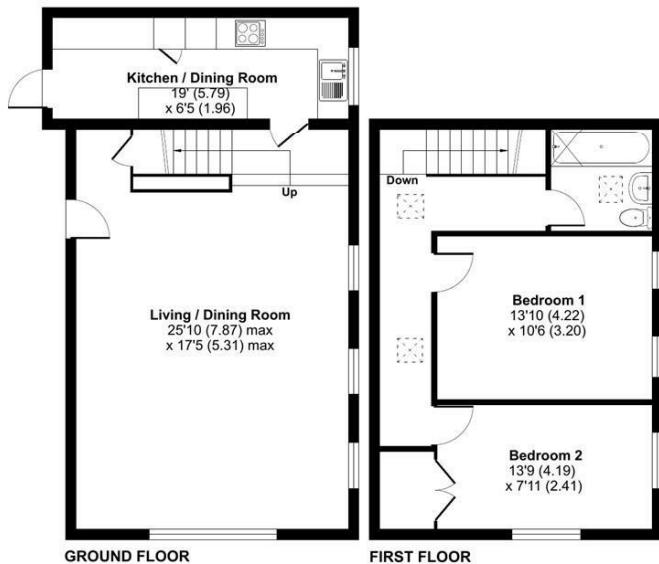
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

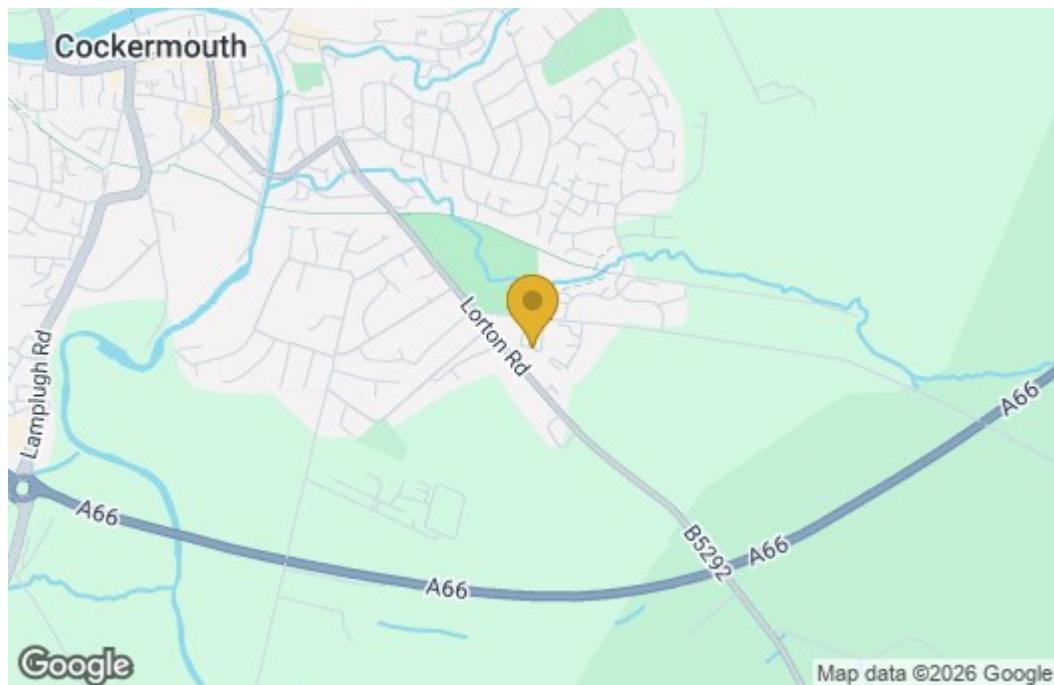
**Strawberry How, Cockermouth, CA13**

Approximate Area = 1039 sq ft / 96.5 sq m  
For identification only - Not to scale



 Certified Property Measuren  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Grisdales. REF: 1173570

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating

Rating	Score Range	Color	Current	Potential
A	(92 plus)	Dark Green		
B	(81-91)	Medium Green		
C	(69-80)	Light Green		
D	(55-68)	Yellow		
E	(39-54)	Orange		
F	(21-38)	Red		
G	(4-20)	Dark Red		

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Environmental Impact (CO<sub>2</sub>) Rating

Rating	CO <sub>2</sub> Emissions Range	Current	Potential
<b>A</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)		
<b>B</b>	(81-91)		
<b>C</b>	(69-80)		
<b>D</b>	(55-68)		
<b>E</b>	(39-54)		
<b>F</b>	(21-38)		
<b>G</b>	(1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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**England & Wales**

EU Directive 2002/91/EC

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.