GRISDALES
PROPERTY SERVICES

Greysouthen, Cockermouth, CA13 0UF

£880 Per Calendar Month

A FABULOUS AND VERY SPACIOUS FARMHOUSE IN A GREAT VILLAGE LOCATION

With an enormous family kitchen with ample space for dining/living, 3 reception rooms, a study, cloakroom and utility on the ground floor, 4 bedrooms on the first floor and a family bathroom this is a brilliant house for a family that needs lots of space. The property has been decorated throughout and features some new carpets.

Gas central heating, double glazing, parking within the development (although there isn't a garden with the property), and in a great village location within the catchment for Paddle Academy and Cockermouth School.

IMMACULATELY CLEAN AND VERY WELL PRESENTED!!!

ENTRANCE LOBBY
Leading to:-

SHOWER ROOM

Fitted with shower, wash basin and w.c.

UTILITY ROOM

Fitted with a range of base and wall units and including plumbing for washing machine.

KITCHEN DINING ROOM
26'0" x 11'1" (7.92 x 3.38)

A really spacious room with feature fireplace, ceiling mounted clothes airer, large dining table and a good range of built-in cupboards. The kitchen has been fitted with a range of base and wall units in cream including a stainless steel sink, new free-standing electric oven and fridge freezer.

INNER HALLWAY
11'0" x 7'0" (3.35 x 2.13)
With understairs storage area and stairs to the first floor. Would make a great study area or playroom.

RECEPTION ONE
13'0" x 12'1" (3.96 x 3.68)

Electric fire, telephone point.

RECEPTION TWO
21'1" x 10'0" Approx (6.43 x 3.05 Approx)

Electric fire in surround.

RECEPTION THREE
11'0" x 8'0" max (3.35m x 2.44m max)

RECEPTION FOUR

With built in desks.

FIRST FLOOR LANDING

OPEN PLAN LANDING AREA

Could be used as a playroom, dressing room or study

BEDROOM ONE
12'1" x 12'0" (3.68 x 3.66)

Double with cupboard.

BEDROOM TWO
13'0" x 11'1" (3.96 x 3.38)

Double

BEDROOM THREE
12'0" x 10'0" (3.66 x 3.05)

Double

BEDROOM FOUR
11'0" x 7'0" (3.35 x 2.13)

Single

BATHROOM
8'0" x 7'0" (2.44 x 2.13)

With bath and shower and separate shower, wash basin and WC.

FACILITIES
Heating is by way of gas central heating.

EXTERNALLY
There is a small paved area to the front and rear of the property. Parking for 2 cars and an outhouse for bike storage.

DIRECTIONS
From Cockermouth, take the A66 in a westerly direction and at the Brigham/Broughton junction, turn left signposted to Brigham. Go past the church and follow the road right round for approximately 1 mile, passing Brigham School. Go through Broughton Cross and turn left for Greysouthen. Proceed up the hill and as you enter the village turn right at South Fork farm and at the bottom of the hill, before the track, turn left into the development where Town Head Farm House can be found on the left hand side.

THE RENT
The rent is paid on a calendar monthly basis, in advance, and excludes all charges for Services, Council Tax etc.

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 £203

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 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?
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.

VIEWING ARRANGEMENTS
To view this property, please contact us on 01900 829977.

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 you will be offered a viewing and, if successful, request that you are referenced. You will need to complete a further on-line application form for Goodlord, our reference provider. References will then be carried out which can take up to 7 days.

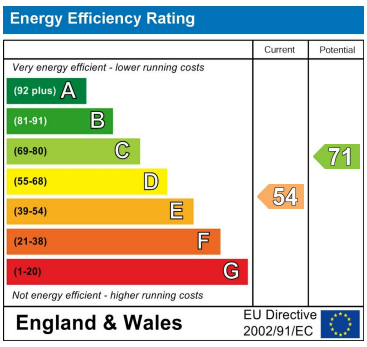
WHAT HAPPENS NEXT?
Please see our website for further information.

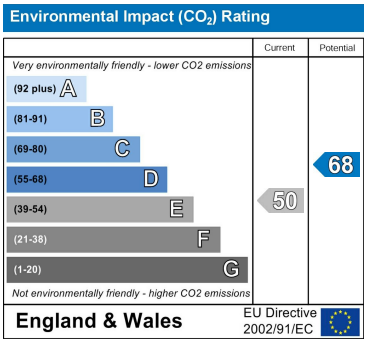
PROOF OF IDENTITY
When you apply for a property to rent through Grisdales, you will be required to PERSONALLY provide identification in its ORIGINAL format.
This can be in the form of:
· Valid passport
· Valid photo card driving licence
· National Insurance Certificate
· Firearms Certificate
· Birth Certificate

Floor Plan

Area Map

Energy Efficiency Graph





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