



GRISDALES

PROPERTY SERVICES



The Pavillion 69 Main Street, Cockermouth, CA13 9GZ

£650 Per Calendar Month

APPEARANCES ARE DECEPTIVE! Get deeper into this little gem and you will see just how perfect it is. Located on the Main Street and accessed via a small courtyard, you will be greatly impressed when you see whats on offer.....two bedrooms and a fab bathroom on the first floor and upstairs, an open plan lounge/kitchen - really light and bright as well.

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

COMMUNAL ENTRANCE HALL

With stairs to first floor.

INNER HALL

With stairs to second floor and doors leading into

BEDROOM ONE

13'9" x 11'5" max (4.2 x 3.5 max)

Front: with tv point, cupboard and 2 windows

BEDROOM TWO

12'9" x 8'6" (3.9 x 2.6)

Double with 2 windows

BATHROOM

9'6" x 6'2" (2.9 x 1.9)

Modern and well fitted with a tiled floor, bath with shower over, wash hand basin and wc.

SECOND FLOOR

26'10" x 15'5" max (8.2 x 4.7 max)

Open plan lounge/kitchen with exposed timber beams. A light and airy room with 5 windows, tv and telephone points. The kitchen is fitted with a range of base and wall units in white gloss incorporating natural wood effect worksurface, stainless steel sink, fridge and freezer and integrated electric oven with hob over and extractor fan. Tiled floor

FACILITIES

Gas central heating

DIRECTIONS

The property is located behind Salon 5 which is a hairdressers on Main Street.

THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes 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 six weeks rent. This 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 in accordance with the Tenancy Agreement.

COUNCIL TAX

Allerdale Borough Council (01900 702530) advise that this property is in Tax Band A

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 £300 (£250 + VAT) will be payable to Grisdales. It is recommended that you seek independent advice upon all aspects of the tenancy.

CONTENTS INSURANCE

You are strongly recommended to obtain contents insurance for your possessions throughout the duration of your tenancy. Grisdales require to see this insurance before you move in.

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, Grisdales will discuss your application with the landlord. If the landlord decides to proceed with your application, subject to references, you will need to pay the application fee and complete a further on line application with Homelet, our reference provider. This will be emailed to you by Grisdales. Each applicant over 18 will need to complete a Tenancy Application Form. The application fee is £130 inc VAT (£108.33 + VAT) per applicant or £250 inc VAT (£208.33 + VAT) for a joint application.

If you require a guarantor an additional payment of £60 inc VAT (£50 + VAT) is required. If you are a company applying for the property an application fee of £360 incl VAT (£300 + VAT) is required. If, after you have taken possession you decide to share with a third party, you must obtain the consent of the landlord or agent. The applicant will need to pay an application fee of £200 incl VAT (£166.67 + VAT)) for references and the preparation of new paperwork. If you do not obtain consent, a charge of £420 incl VAT (£350 + VAT) will be made for referencing and the preparation of new paperwork. A charge of 2% is payable when using a credit card.

VIEWING ARRANGEMENTS

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

COVID-19 VIEWING GUIDELINES

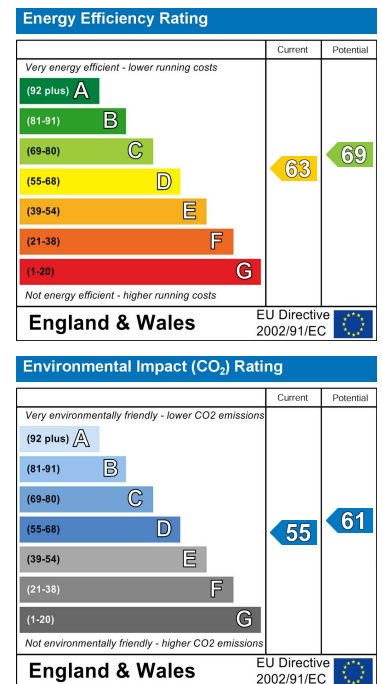
Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.