



# GRISDALES

PROPERTY SERVICES



## Flat 2 Cumblands Farm, Holmrook, CA19 1YX

**£400 Per Calendar Month**

PLEASE APPLY ON OUR WEBSITE

AVAILABLE NOW!!! Are you looking for somewhere away from the hustle and bustle of everyday city life, with jaw dropping views of the picturesque fells? Then look no further. This cosy self-contained studio apartment has everything you need, simply bring your suitcase. Situated within a traditional farmhouse, with parking and outside space to relax after a hard days work. This property would make an ideal base for any working professional. Within driving distance of Ravenglass, Eskdale, Santon Bridge and Gosforth homes of some of the best Countryside pubs, you'll be spoilt for choice and with your utilities included in your rental price!

Helping you find your perfect new home...

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

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

## ACCOMMODATION

Shared hallway, stairs leading to the apartment, situated on the second floor.

## OPEN PLAN LOUNGE - BEDROOM - KITCHEN

24'4" x 13'11" (7.414 x 4.242)

Kitchen area: range of base units, stainless steel sink unit, Dining Table and 2 Chairs, Fridge/Freezer, Microwave, Kettle.

Lounge area: Chair, 2 x side units, TV Unit and TV

Bedroom area: Double Bed, Wardrobe, Dressing Table

Storage space, Radiator

## SHOWER ROOM

8'8" x 4'0" (2.635 x 1.226)

W.C, Sink Unit, Shower Cubicle with Electric Shower

## FACILITIES

Heating is by way of gas central heating

## EXTERNALLY

Parking is available outside the property

## DIRECTIONS

From Whitehaven, follow the A595 towards Egremont, continue along the A595 towards Holmrook. Drive through Holmrook, crossing the bridge and the garage on the Right Hand side. Turn Right towards Saltcoates. Follow the road and turn left up a lane to Cumblands Farm. The property can be located at the top of the lane, follow to the left.

## THE RENT

Rent is paid on a calendar monthly basis, in advance, and includes utilities

## COUNCIL TAX

We have been advised by Cumberland Council that this property is placed in Tax Band D.

## 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.

## THE TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy.

## THE CONSUMER PROTECTION REGULATIONS 2008

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 for viewing. This is particularly important if you are contemplating travelling some distance.

## 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.

## 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 £92.00. 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.

## 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

## 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. Please see Grisdales for full details on this.

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.

## **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 a FREE appointment to discuss this plan with Lewis Morgan, our Protection Specialist.

## **WHAT HAPPENS NEXT?**

Please see our website for further information.

## **MORTGAGE ADVICE BUREAU**

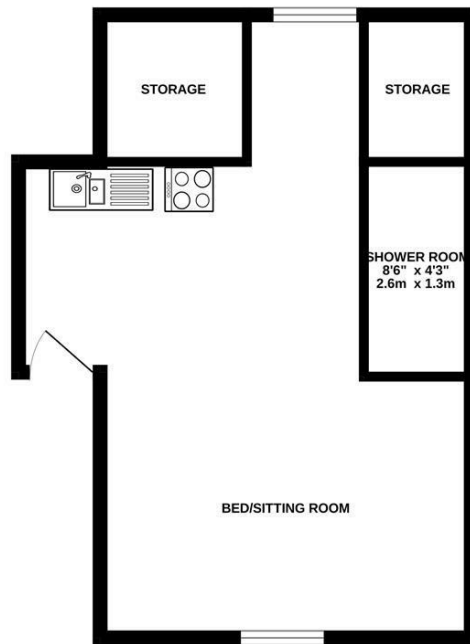
Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK. Our advice will be specifically tailored to 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 Grisdales office.

## Floor Plan

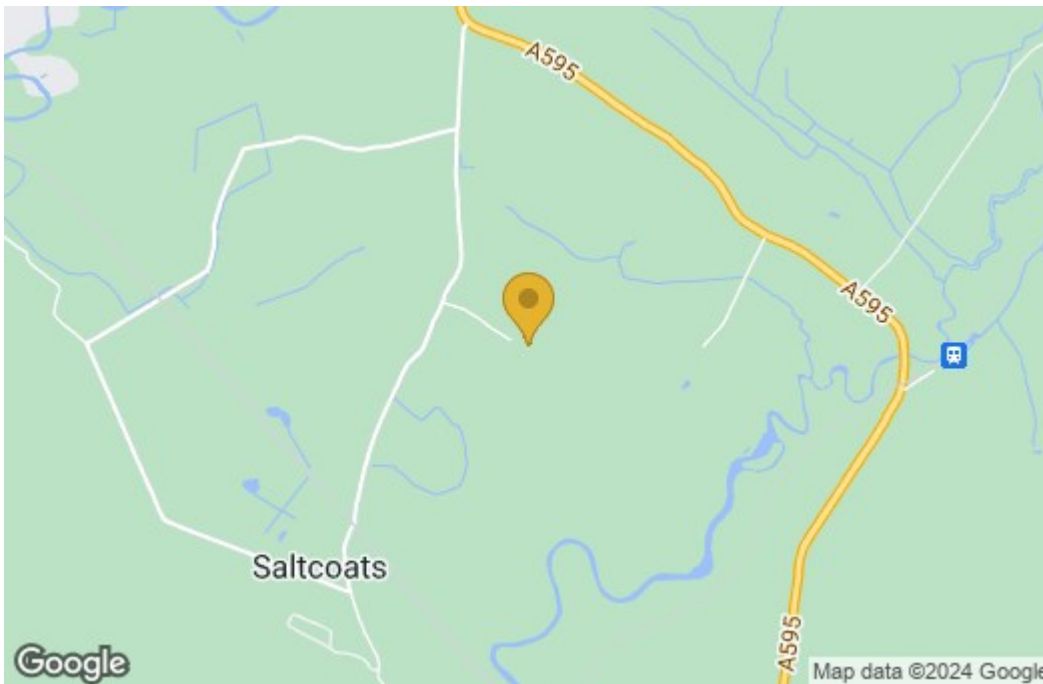
GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



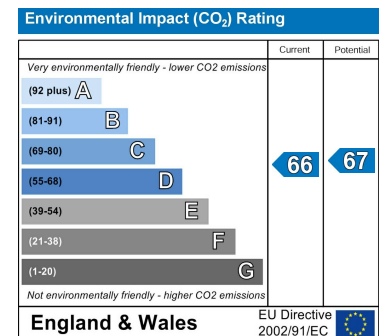
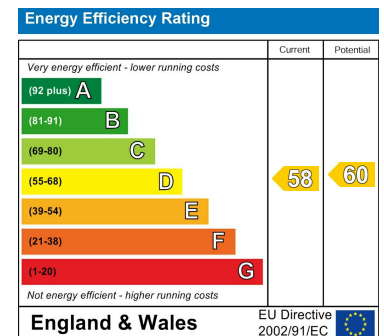
TOTAL FLOOR AREA: 392 sq.ft. (36.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropac 02/24

## 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.