



Fair Cottage Fair Cottage, Calderbridge, CA20 1DN

£595 Per Month

PLEASE APPLY ON OUR WEBSITE

Tucked away off the main road, just minutes from Sellafield, this picturesque cottage has a story of its own — one that begins with peaceful mornings by the river, and ends with the keys in your hand.

Unfurnished and ready for new memories, the cottage features two generously sized double bedrooms, a bright living area, and views that stretch across the nearby river, changing beautifully with the seasons.

Perfectly suited to professionals working nearby, or anyone seeking a quiet retreat from the pace of town life, the property offers not just a place to live — but space to breathe. There's something special about this place. All it needs now is someone new to write the next chapter.

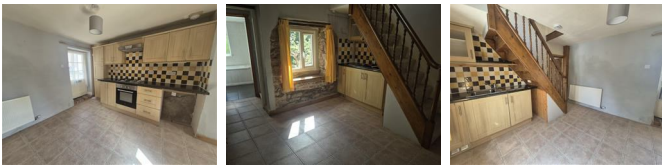
ENTRANCE



Entrance is via glass paned wooden front door with step down into:

KITCHEN

11'7" x 12'0" (3.54 x 3.66)



Range of wooden wall and base units with complementary work surfaces. Integrated gas hob with extractor fan above. Sink and drainer unit. Rear aspect double glazed window. Neutral floor tiling. Multicoloured decorative wall tiling. Radiator. Stairs leading to first floor, Doorway leading to utility space, plumbing for washing machine. Door leading to:

BATHROOM

4'11" x 7'7" (1.51 x 2.33)



Three-piece suite comprising of bath with overhead electric shower, WC and wash basin. Neutral wall tiling. Rear aspect frosted double glazed window. Side aspect frosted single glazed window. Radiator, floor tiling.

LOUNGE

10'7" x 16'9" (3.23 x 5.11)



Log burner (not to be used as part of the tenancy). Front aspect single glazed window. Rear aspect double glazed window. UPVC part glazed door leading to rear external. Decorative exposed stone wall and chimney breast. Ceiling beams, radiator, telephone point.

FIRST FLOOR LANDING

With doors leading to:

BEDROOM 1

11'1" x 10'1" (3.38 x 3.09)



Double in size. Radiator, rear aspect, double glazed window. Built-in storage cupboard housing a baxi boiler.

BEDROOM 2

10'8" x 14'0" (3.27 x 4.29)



Double in size, rear aspect double glazed window. Radiator, built-in wardrobes.

REAR EXTERNAL



Low maintenance shillied garden with views over the river.

VIEWS



DIRECTIONS

From Whitehaven, follow the A595 towards Calderbridge. Pass Jacksons Timber on the right hand side, continue along the road parking up and walking to the property accessed via the lane on the right hand side of the road.

W3W///sourcing.teach.variances

COUNCIL TAX - CUMBERLAND

Cumberland Council (01228 606060) advise that this property is in Tax Band A.

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

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.

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 from a tenant to reserve a property. This is one weeks rent and for this property will be £137.00. 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.

THE TENANCY

The property is offered on an initial 6 / 12 month Assured Shorthold Tenancy, with the Landlord seeking a long term tenant.

WHO WILL LOOK AFTER THE PROPERTY?

For peace of mind the property will be managed by Grisdales.

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 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 and then arrange a viewing of the property. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further online application form for Goodlord, 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.

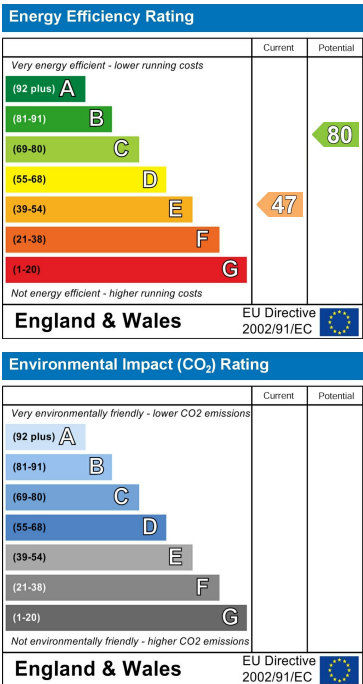
Floor Plan



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.