



## The Old Dairy Hall Carleton Farm, Saltcoats, Holmrook, CA19 1YX

**£675 Per Calendar Month**

UTILITIES ARE AN ADDITIONAL CHARGE OF £550 PCM

A cosy Cottage sitting pretty in a Rural Location Close to Ravenglass and offered on a Fully Furnished basis. The property boasts a country style Kitchen, cosy Lounge boasting large window allowing a lovely flow of natural light into the property, Two Double Bedrooms and Family bathroom accompanied by the flawless external gardens to suit anyone who has "green fingers".

With private parking, it will sure to tick a few boxes.

Fully renovated in 2010 to modern facilities. Slate floor throughout the ground floor, with exposed original wooden floor boards upstairs.

Reclaimed Suffolk Latch Doors throughout and Sash uPVC double glazed Georgian style windows and window seats at the front.

Wall Mounted TVs in most rooms.

Glass Fibre satellite dish providing Freesat to all Rooms.

Fully Furnished as per the property Photos

## KITCHEN

15'7" x 11'8" (4.76 x 3.57)

A traditional range of Farmhouse style wall and base units with complimentary work surfaces, Belfast sink, electric cooker with oven and grill with four ring electric hob, fridge freezer, washing machine, microwave and dining table with matching chairs. Stairs to First Floor landing and doors to

## LOUNGE

14'0" x 12'7" (4.29 x 3.86)



Large window over looking the lane.

## STAIRS TO FIRST FLOOR LANDING

Doors too:

## BEDROOM ONE

10'2" x 8'9" (3.12 x 2.68)



Double bedroom with Double bed, two side tables Built in wardrobe and wall mounted TV

## BEDROOM TWO

14'0" x 9'7" (4.28 x 2.93)

Double Bedroom with Double bed, two side tables, wall mounted TV and bamboo wardrobes

## SHOWER ROOM

6'10" x 5'4" (2.09 x 1.65)



A contemporary style three piece suite comprising of a shower cubicle, WC, wash hand basin, dual fuel towel rail and heated vanity mirror/ cabinet

## EXTERNALLY



One small shrubbed garden with lawn and one larger vegetable garden with raised bed, greenhouse, lawns and seating area. Private parking is available to the side for 2 vehicles.

## UTILITIES

Utilities are payable in advance charged at £550pcm and are as follows;

Council Tax, Gas, Electric, Water, Broadband

\*PLEASE NOTE ANY USE IN EXCESS OF THE UTILITY AMOUNT MONTHLY (£550) CHARGED MAY BE REQUESTED PAID BACK BY THE LANDLORD AT THE END OF THE TENANCY

## FACILITIES

The property has an electric supply, no gas.

## DIRECTIONS

The property is best approached from the A595 from Holmrook towards ravenglass and Turning Right towards Saltcoats. Continue along, before reaching the two cottages on the left hand side turn right and follow the narrow lane for around 1 mile, passing under a railway bridge. At the T Junction, Turn Right, and the property can be located on the Right Hand Side.

## THE RENT

Rent is paid on a calendar monthly basis, in advance, plus the payment of utility charges as noted above.

## 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 £155

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?

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 with Lewis Morgan, our Protection Specialist.

## 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.

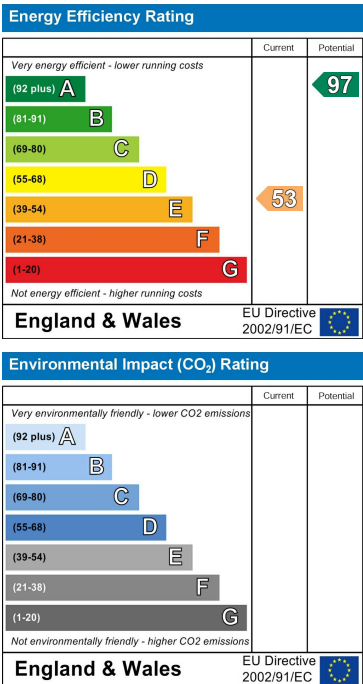
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.