GRISDALES
PROPERTY SERVICES

Smithy Croft Dovenby, Cockermouth, CA13 0PN

£1,200 Per Calendar Month

Smithy Croft is a delightful and immaculately clean three bedroomed detached bungalow which occupies a position in Dovenby, a popular village conveniently located for Cockermouth, the Lake District and west coast towns and industries. The house is in excellent condition and offers spacious accommodation. The property benefits from a single garage, ample parking, oil central heating, double glazing, a conservatory and 3 bedrooms. All in all a lovely property for a professional couple or family.

18 South Street, Cockermouth, Cumbria, CA13 9RT | **T:** 01900 829 977 | **E:** cockermouth@grisdales.co.uk

ENTRANCE HALLWAY

7'2" x 11'9" (2.19 x 3.59)

a spacious room with coat hooks and useful store cupboard

STUDY

6'0" x 8'5" (1.85 x 2.58)

with shelving and telephone point

LOUNGE DINER

14'4" max x 22'7" (4.38 max x 6.89)



Open plan room with feature fireplace and patio doors.

CONSERVATORY

8'10" x 12'1" (2.7 x 3.7)

with tiled floor and fan

KITCHEN

10'1" x 11'9" (3.08 x 3.6)



with tiled floor and fitted with a range of base and wall units in oak with 1.5 bowl stainless steel sink, freestanding electric cooker, breakfast bar, integral fridge and dishwasher. Spot lighting.

UTILITY

9'3" x 9'10" (2.83 x 3.01)


with tiled floor, boiler, sink unit, plumbing for washing machine, rear door, useful cupboard

BEDROOM 1
10'11" max x 11'3" max (3.33 max x 3.43 max)


double room with range of white fronted built in cupboards and door to

SHOWER ROOM
with shower and wash basin

BEDROOM 2
9'10" x 11'4" (3.00 x 3.46)

double room

BEDROOM 3
9'9" max (2.99 max)


single with a range of white fronted built in cupboards

BATHROOM
6'10" max x 8'9" max (2.09 max x 2.68 max)



with corner bath, separate shower, w.c., wash basin. Spot lighting, fully tiled.

EXTERNALLY
A driveway leads to a single garage WITH POWER AND WATER

The property is surrounded by paved areas and paths and there is a patio outside the conservatory. Please note that there is no lawn.

FACILITIES
oil central heating.

DIRECTIONS
From Cockermouth take the A594 towards Maryport. On entering Dovenby pass The Ship Inn and take the 2nd turning on the right - Smithy Croft is located immediately off this turning.

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

THE CONSUMER PROTECTION REGULATIONS 2008/VIEWINGS
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. This is particularly important if you are contemplating travelling some distance to view the property.

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 for from a tenant to reserve a property. This is one week's rent and for this property will be £276

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 a 6 month Assured Shorthold Tenancy.

WHO WILL LOOK AFTER THE PROPERTY?

The property will be managed by your landlord.

NSURANCE

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.

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 an FREE appointment to discuss this plan with Lewis Morgan, 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 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.

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

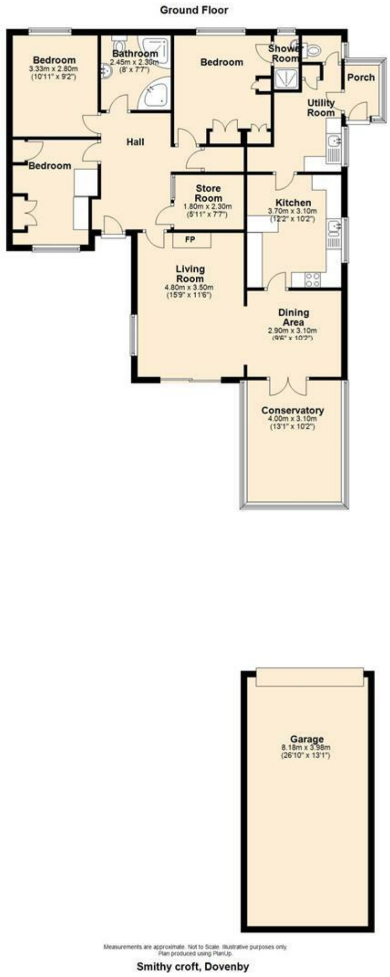
MORTGAGE ADVICE

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.

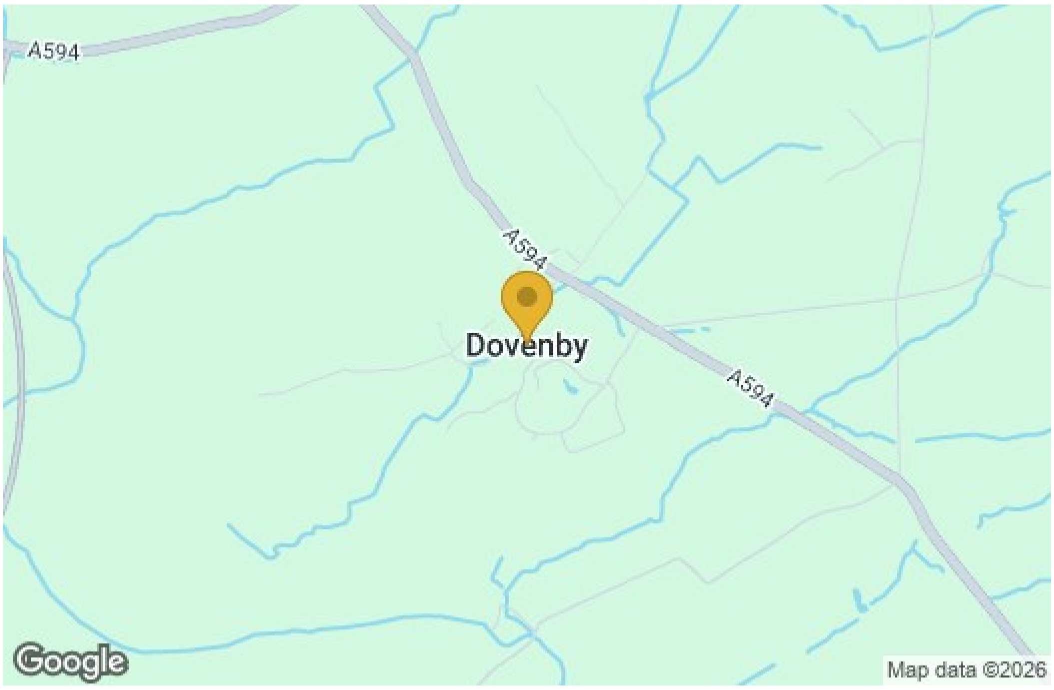
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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