



Greysouthen, Cockermouth, CA13 0UF

£650 Per Calendar Month

A deceptively spacious barn conversion and despite there only being one bedroom this property offers as much space as a two bedroomed property. Immaculately clean throughout and with gas heating, this will make you a lovely home and is ideal for a couple.

Downstairs there is a generous kitchen with ample room for a table and a sofa, and a 4 piece bathroom suite, and upstairs a large lounge and double bedroom.

ENTRANCE HALLWAY

Stairs to the first floor.

KITCHEN

20'0" x 15'8" (6.1 x 4.8)



A large spacious room fitted with a range of base and wall units in beige with beech effect work surface over, incorporating stainless steel sink and free standing electric cooker, dining table and ample space for a sofa.

BATHROOM

10'5" x 6'2" (3.2 x 1.9)



4 Piece suite in blue comprising bath, wash hand basin, wc and separate shower.

UTILITY ROOM

9'10" x 6'6" (3.00 x 2.00)



Gas central heating boiler, space for a washer and basic range of units.

FIRST FLOOR LOUNGE

16'8" x 16'8" (5.1 x 5.1)



Another spacious room with electric fire, exposed beams and velux window.

BEDROOM

18'0" x 8'2" (5.5 x 2.5)



Double room with EN SUITE comprising wash hand basin and wc.

EXTERNALLY

There is no garden but there is a single garage attached to the property

FACILITIES

Gas central heating

DIRECTIONS

From Cockermouth take the A66 and at the Brigham/Broughton turn, turn left into Brigham, passing the church and follow the road right round for approx 1 ½ miles passing Brigham School and Broughton Cross. Take the first turn to Greysouthen on the left, and proceed into the village and take the first turn to the right which is Southfork Farm and the property can be found slightly down the hill on the left hand side.

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 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 £101.

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, Grisdals 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 Grisdals.

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 Periodic Tenancy.

COUNCIL TAX

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

WHO WILL LOOK AFTER THE PROPERTY?

The property will be managed by your landlord.

INSURANCE

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 Grisdals 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 Grisdals. The application form is on our website – please go to

www.grisdals.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.

WHAT HAPPENS NEXT?

Please see our website for further information.

PROOF OF IDENTITY

When you apply for a property to rent through Grisdals, 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 Grisdals office.

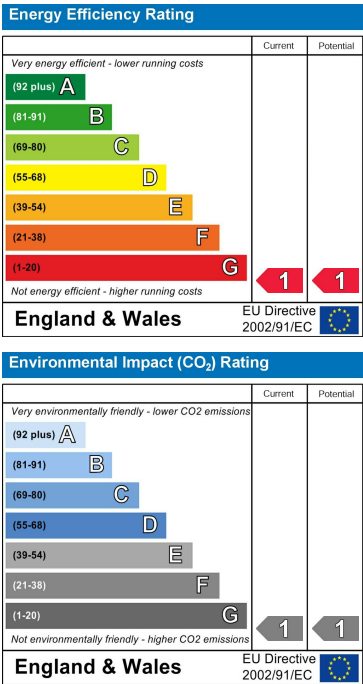
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.