



GRISDALES

PROPERTY SERVICES



20 Bellbrigg Lonning, Cockermouth, CA13 9DA

£850 Per Calendar Month

A FABULOUS HOME in a GREAT LOCATION!

This lovely property ticks all the boxes — well presented, comfortable, and perfectly placed! Step inside to a bright and cheerful lounge and a practical, well-equipped kitchen. Upstairs you'll find three inviting bedrooms and a modern bathroom, offering plenty of space for family living or relaxing after a long day. Outside, enjoy low-maintenance gardens, on-street parking, gas central heating, and double glazing for year-round comfort.

With the park, shops, school, and bus route all nearby, this home offers the perfect blend of convenience and charm — it's ready and waiting for you to move in and make it yours!

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

ENTRANCE

uPVC door with frosted glass panel and a frosted glass panel to the side. Leading into hallway

HALLWAY

6'5" (max to staircase) x 4'9" (1.95 (max to staircase) x 1.45)

Radiator; opening to staircase; door leading to lounge.

LOUNGE

13'0" x 12'4" (max) (3.96 x 3.75 (max))



Front aspect window; radiator; a coal effect gas fireplace with marble effect surround hearth and wooden mantle; TV point; telephone point; built in cabinet to one side of fireplace; door leading to dining kitchen.

KITCHEN

10'8" x 10'0" (3.26 x 3.04)



Radiator; understairs storage; wall and base units with complementary work surface; inset 1 1/2 stainless steel sink; tiled splash back to work surface; freestanding electric cooker; overhead extractor hood; space for fridge/freezer; room for a small dining table to one corner. Door leading to utility room.

UTILITY ROOM

7'3" x 4'4" (2.20 x 1.33)

Radiator; external doorway with large window pane, leading out to rear garden; space and plumbing for white good; wall units; door leading to small pantry with fitted light.

STAIRS/LANDING

6'6" x 6'3" (1.99 x 1.90)

Loft access point; doors leading to bedrooms and bathroom.

BEDROOM 1

13'11" x 8'10" (4.25 x 2.70)



Radiator; built in double wardrobe.

BEDROOM 2

9'5" x 8'10" (2.86 x 2.70)



Double bedroom with rear aspect window; radiator; built in double wardrobe.

BEDROOM 3

10'11" (max) x 6'3" (3.33 (max) x 1.90)



Single bedroom with front aspect; radiator; above staircase storage cupboard.

BATHROOM

6'2" x 6'2" (1.89 x 1.89)



Rear aspect window with frosted glass; radiator; three-piece suite comprising bath with overhead shower, low level WC and wash handbasin. The room features a full tiled surround.

EXTERNAL

The property features a front garden with a small lawn with surrounding border; shallow steps from pavement leading to front of property and side access point, including shed. Side access leads to rear garden where there is a patio area across the back of the property with outlook to the fells.

DIRECTIONS

From Main Street in Cockermouth travel up Station Street; at first set of traffic lights (Sainsbury's) turn left into Lorton Street. Follow the road along, continuing over the bridge and around left hand bend onto Victoria Road. At the top of the road turn left and immediately Right into Windmill Lane. Follow the road all the way to the end then turn right onto Bellbrigg Lonning. the property can be found on the left hand side.

DIRECTIONS

W3W///finalists.products.assess

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.

Alternatively, ask Grisdales about the ZERO DEPOSIT GUARANTEE which is available for this property (subject to conditions). Costs are a set up fee of £49 and a payment equivalent to one weeks rent. After that there is an annual renewal fee of £17.50 paid to Zero Deposit.

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 £207

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?

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

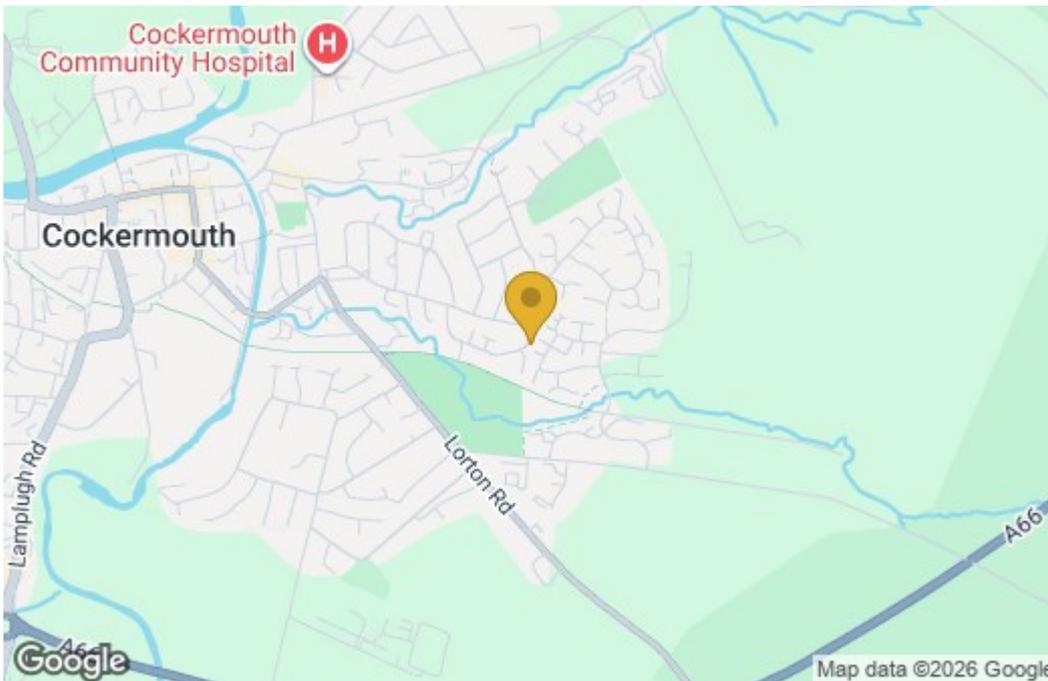
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

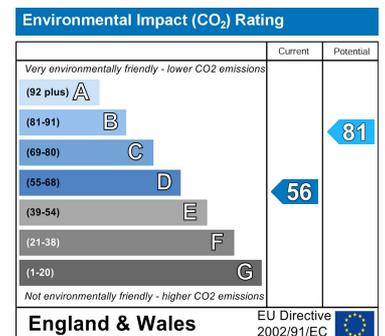
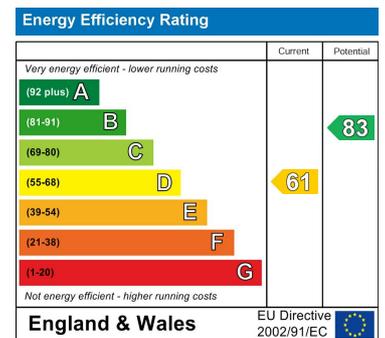
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.