



# GRISDALES

PROPERTY SERVICES



**21 Briar Bank, Cockermouth, CA13 9DL**

**£875 Per Calendar Month**

Immaculately presented and sitting quietly within this popular part of Cockermouth this delightful two bedroomed detached bungalow has been lovingly cared for in the past and offers you great accommodation including two double bedrooms, a good sized lounge, practical kitchen and recently fitted shower room. There are also good sized and easy to look after gardens and a garage (no access for a car but brilliant for storage!).

Gas central heating and double glazing – absolutely nothing at all to fault!

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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

## THINGS YOU NEED TO KNOW

Gas central heating;  
Double glazing.

## ENTRANCE

The property is accessed via a uPVC door with a frosted glazing panel and a panel to the side, and that leads into:

## INNER HALL

An L-shaped hallway with access into the loft, telephone point and white painted doors leading into all rooms.

## LOUNGE/DINING ROOM

19'10" x 12'4" max (6.07 x 3.76 max)



A lovely light and airy room with sliding patio doors to one end, television point and electric fire on hearth with matching surround and dark stained mantle over; telephone point.

## KITCHEN

11'7" x 8'2" (3.54 x 2.49)



With large window overlooking the front and fitted with a range of base and wall units in natural wood with green laminate work surface and cream ceramic tiled splash-back. The kitchen includes 1.5 bowl green sink unit with stainless steel tap, integrated Belling electric oven, 4-ring gas hob,

plumbing for a washing machine and cupboard housing Worcester gas boiler plus another cupboard with shelving and space for a dining table.

## BEDROOM ONE

14'3" x 10'2" (4.36 x 3.11)



A lovely view from the rear of the property overlooking rooftops to the countryside in the distance, two sets of double cupboards with white painted doors and cupboards above and telephone point.

## BEDROOM TWO

10'4" x 9'10" (3.15 x 3.02)



Double room to the rear with set of built-in furniture in dark mahogany colour; lovely outlook over rooftops to the countryside in the distance.

## SHOWER ROOM

6'10" x 6'6" (2.09 x 1.99)



With frosted window to the side and fitted with a low level WC, white pedestal wash basin with chrome mixer tap and a wall mounted mirror fronted cupboard above and step in shower cubicle with tempered glass doors in chrome frame and wall mounted Mira shower and attachments. With Karndean flooring.

## GARAGE



Concrete drive and steps leading to a concrete area by the front door and garage. It is not possible to get vehicular access into the garage due to the fencing.

## EXTERNALLY - FRONT



The front garden is laid to lawn with well established shrub and floral borders.

## EXTERNALLY - REAR



A concrete path to the side opens up into a pretty garden, mainly laid to lawn with well established shrub and floral borders and a small patio area and lovely views in the distance.

## DIRECTIONS



From Lorton Road turn into Vicarage Lane, bear left at the top and continue along here. Turn left into Briar Bank and the property can be found on the left towards the end.

## COUNCIL TAX

We have been advised by Allerdale Borough Council (0303 123 1702) that this property is placed in Tax Band C.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

## 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/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.

\*Please note these details have yet to be approved by the landlord.

## 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 £201

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 6 month Assured Shorthold Tenancy.

## WHO WILL LOOK AFTER THE PROPERTY?

For peace of mind, the property will be managed by Grisdals.

## 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.

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 Landlord's 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 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.

### **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.

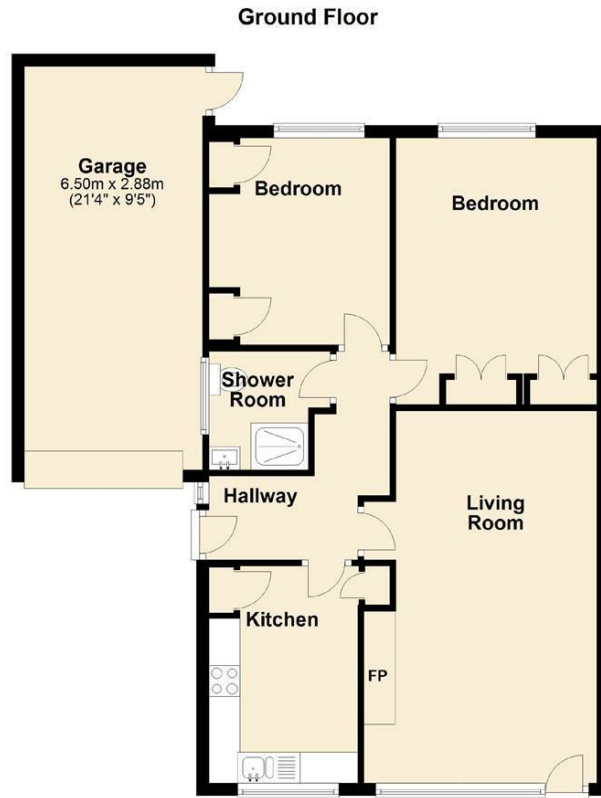
This can be in the form of:

- Valid passport
- Valid photo card driving licence
- National Insurance Certificate
- Firearms Certificate
- Birth Certificate

### **WHAT HAPPENS NEXT?**

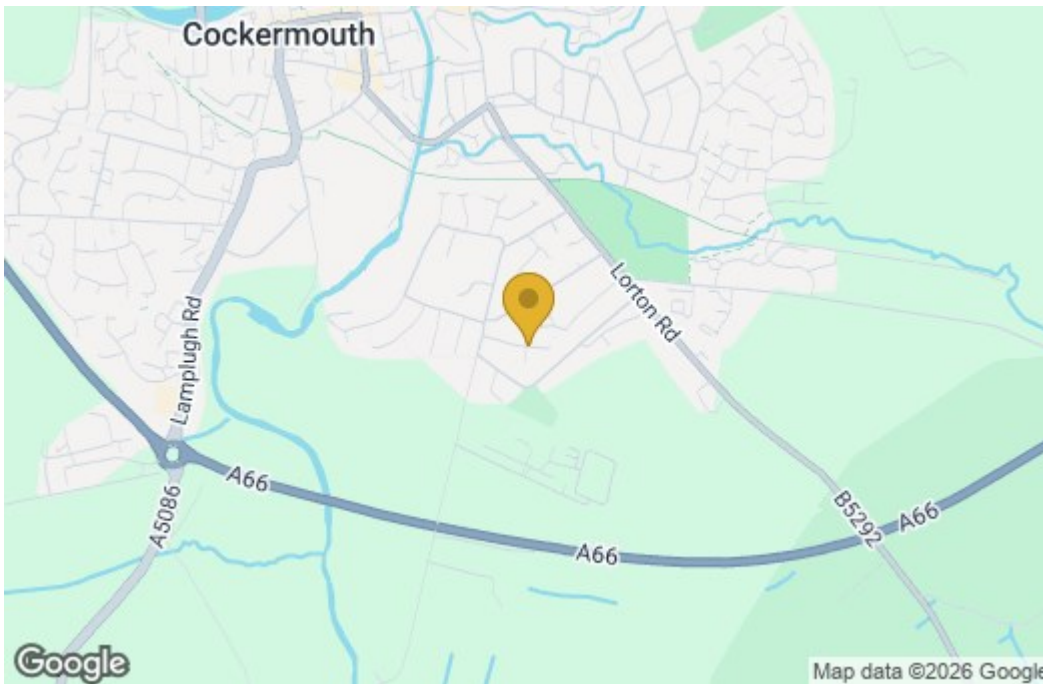
Please see our website for further information.

Floor Plan

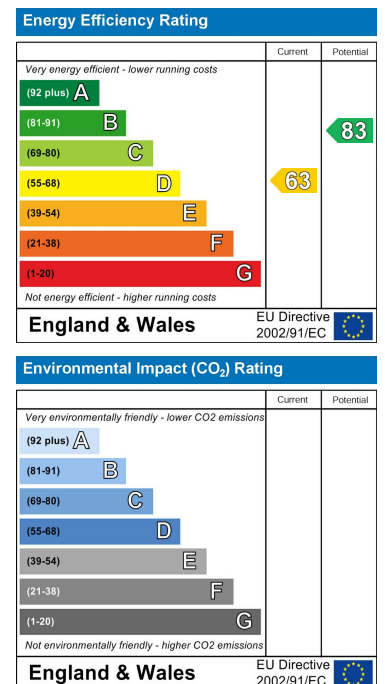


21 briar bank, Cockermouth

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.