12 Challoner Court, Cockermouth, CA13 9RN

£950 Per Month

For easy access to the town while still enjoying peace, quiet, and birdsong, this is the perfect place to be.
Tucked away in a quiet cul-de-sac just minutes from the town centre, Sainsburys, and some lovely walks, this superb two-bedroom link-detached bungalow offers both convenience and tranquillity. Beautifully presented throughout, the property features a modern and practical kitchen along with generous living space, including two reception rooms and two double bedrooms.
Outside, there are easy-to-maintain gardens—ideal for tenants seeking low-maintenance living—as well as a single garage and driveway.
A wonderful home in a great location, it's well worth coming to take a look.

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | 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 hardwood door leading into:

ENTRANCE HALLWAY

With wood effect laminate flooring, access into the loft and a useful cupboard.

LOUNGE
16'1" x 12'11" (4.92 x 3.94)

With feature fire on green slate hearth with matching surround and cream marble mantelpiece over. Windows to two sides and double doors leading into the sunroom. Television point and coving. PLEASE NOTE: the gas fire does not work and has been capped off. It will remain this way throughout the tenancy.

DINING ROOM
11'3" x 10'4" (3.44 x 3.16)

With door into the kitchen and window to the side.

SUNROOM
With tiled floor, brick walls, clad ceiling and a UPVC door, with clear glazing panels to the side, leading out to the rear garden.

KITCHEN
14'2" x 7'3" (4.33 x 2.23)

Fitted with a range of base and wall units in cream gloss with composite worktop over and matching upstand. Includes 1 1/2 bowl sink unit with mixer tap, integrated electric oven, 4-ring electric hob and stainless steel and glass extractor fan. Small, low breakfast bar area. Integrated fridge, cream tiled floor, spotlights, coving and window to the rear.

UTILITY ROOM
5'6" x 5'2" (1.69 x 1.59)

Fitted with laminate worktop with tiled splashback and useful cupboard. UPVC door to the rear. Coving and plumbing for a washing machine.

BEDROOM 1
11'4" x 10'7" (3.47 x 3.24)

Double room to the front with television point and coving.

BEDROOM 2
9'8" x 8'7" (2.95 x 2.64)

Double room to the rear.

BATHROOM
7'8" x 5'2" (2.34 x 1.59)

Fitted with pedestal wash basin, low-level WC, shower enclosure with curved screen, chrome frame and wall-mounted electric shower and attachments. Chrome ladder style radiator, wall-mounted cupboard, cream tiled floor and fully tiled walls. Frosted window to the rear and spot lighting.

DRIVEWAY AND GARAGE

A brick-paved drive leads to a single garage with pedestrian door to the rear.

FRONT GARDENS

There are easy to maintain gardens to the front and side.

REAR GARDEN

Mainly laid to lawn with well-established shrub and floral borders and further borders surrounding the property.

DIRECTIONS

From Main Street proceed up Challoner Street and at the top turn left into South Street. Challoner Court is accessed through the archway on the right hand side. The property is located towards the end of the cul de sac on the right.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band D

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.

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 take a Holding Deposit from a tenant to reserve a property. This is one week's rent and for this property this will be £219.

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 but you will pay rent to 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.

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 to speak with 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 you will be offered a viewing and, if successful, request that you are referenced. You will need to complete a further on-line 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.

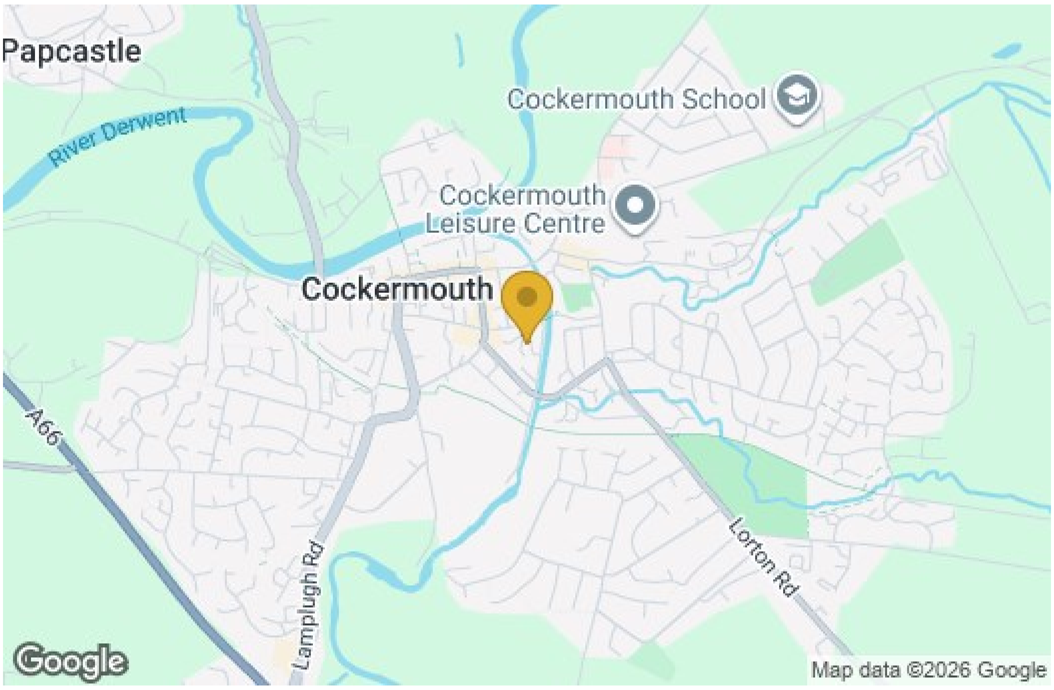
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

GRISDALES
PROPERTY SERVICES

Area Map



Energy Efficiency Graph