GRISDALES

PROPERTY SERVICES

11 Meadow Grove, Cockermouth, CA13 9PB

£1,095 Per Calendar Month

Nestled in a quiet cul de sac of Meadow Grove, Cockermouth, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With four spacious bedrooms, this property offers ample room for comfortable living. The well-designed layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is its prime location. It is conveniently situated within easy reach of the town centre, where you will find a variety of shops, cafes, and essential amenities. Families will appreciate the proximity to local schools, making the morning school run a breeze.

NEW PHOTOS COMING SHORTLY.

ENTRANCE AREA
9'0" x 4'0" (2.74 x 1.22)

With panel heater and useful storage cupboard, door leading into:

DINING ROOM
10'0"x 9'0" (3.05x 2.74)

With stairs to first floor and step leading down into the lounge.

LOUNGE
17'0" x 11'0" (5.18 x 3.35)

With patio doors to the rear garden, telephone and tv points, flame effect gas fire.

BREAKFAST KITCHEN
16'0" x 8'0" (4.88 x 2.44)

A large spacious room with ample space for dining table and patio doors to the rear. kitchen fitted with a range of base and wall units including a range dual fuel double cooker with extractor fan over, 1½ bowl stainless steel sink, fridge freezer and additional fridge, ¾ size dishwasher and concealed washer/drier.

REAR LOBBY
With door to rear

CLOAKROOM
With wc and wall mounted boiler

FIRST FLOOR LANDING
With cupboard

BEDROOM ONE
8'0" x 10'0" (2.44 x 3.05)

Double room with cupboard

BEDROOM TWO
11'1" x 8'0" (3.38 x 2.44)

Double rooms with two large cupboards, tv point.

BEDROOM THREE

Single with cupboard

BEDROOM FOUR

7'0" x 15'0" (2.13 x 4.57)

Double with door leading into

EN SUITE

With shower, wash hand basin and wc.

FAMILY BATHROOM

5'0" x 6'0" (1.52 x 1.83)

Bath and shower over, wash hand basin and wc. Fully tiled walls and floor with spotlighting.

EXTERNALLY

There is a simple and easy to maintain garden area to the front and a driveway for one car and there is a single garage.
To the rear is a patio area incorporating attractive pond, a greenhouse and a shed.

FACILITIES

Gas central heating.

DIRECTIONS

From the town centre, proceed up Station Street, turn left into Lorton Street. Follow the road along, going over the bridge and as you go up the hill, Meadow Grove is on the right hand side.

COUNCIL TAX CK

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.

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 £252

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

RESTRICTIONS

At the landlords request pets or smokers are not permitted.

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.

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.

PROOF OF IDENTITY

When you apply for a property to rent through Grisdales, you will be required to provide identification. 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.

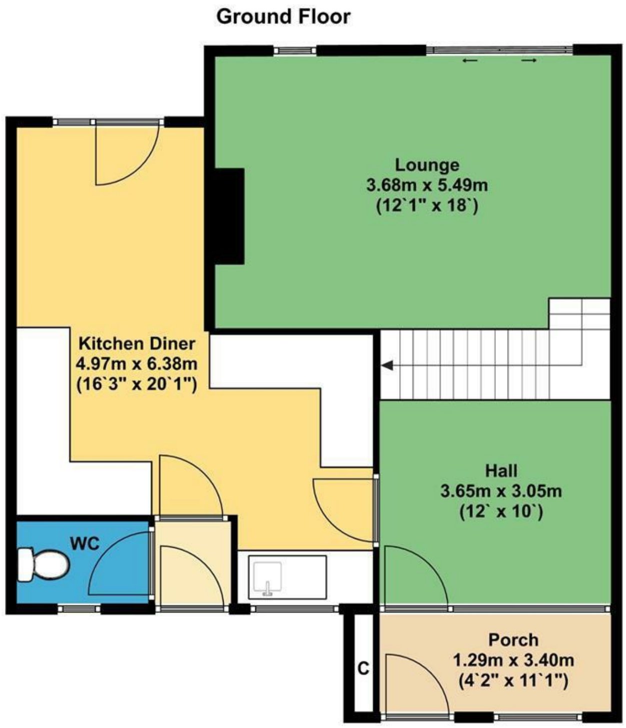
Z LETS BROCHURE 14 MORTGAGE ADVICE

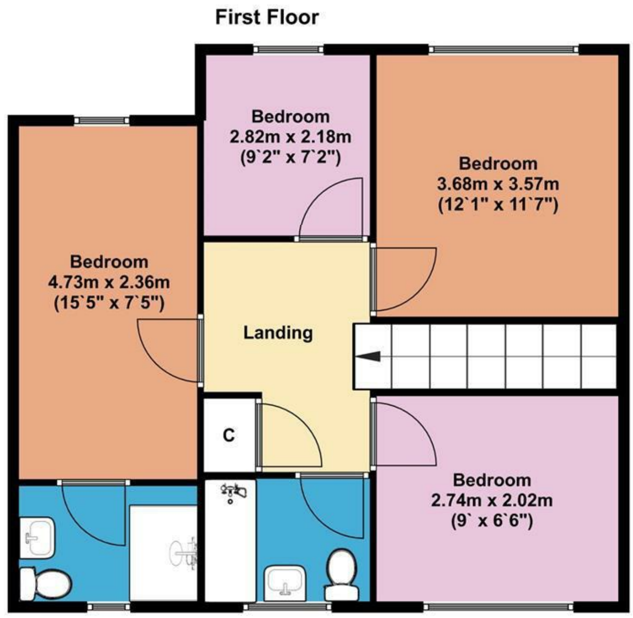
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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

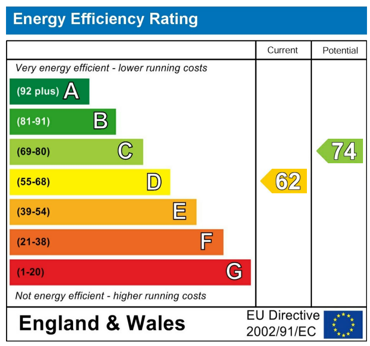
Floor Plan

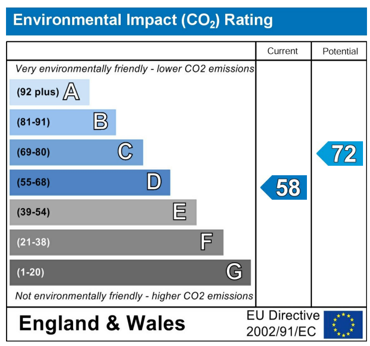




Area Map

Energy Efficiency Graph





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