



GRISDALES

PROPERTY SERVICES



Gill Foot Cottages, Arkleby, Wigton

£650 Per Calendar Month

We're looking for the right person who will love and appreciate all that this gorgeous cottage has to offer. It's been beautifully maintained and fitted over the years and includes much charm and character - just wait until you see the bathroom!

Downstairs there's a cosy dining room with multi fuel stove (from which the heating is provided), a smashing sitting room with beautiful front window and a small but practical kitchen with bespoke green painted units. Upstairs there are two good sized bedrooms and a fabulous 4 piece bathroom with "Thomas Crapper" wash basin and w.c., a slipper bath and separate shower unit. Parking available and use of the pretty garden, beautiful views!

Helping you find your perfect new home...

www.grisdales.co.uk

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FACILITIES

Heating is through the multi-fuel stove in the lounge which provides central heating to the property.
Water is heated via electricity and by the stove when in use.

ENTRANCE

Steps lead to the front door of the property which is a well maintained stable type door which leads into:

INNER HALL

With tiled floor and stairs to first floor. Door leading into:

DINING ROOM

10'4" x 9'0" (3.15 x 2.75)

A lovely cosy room with multi-fuel stove on stone hearth set within alcove; dining table; useful under stairs cupboard. Door and step lead into:

KITCHEN

10'10" x 6'0" (3.30 x 1.84)

With tiled floor and window overlooking the rear. Although small the kitchen is fitted with a great range of green painted natural wood units with varnished natural wood work surface and fitted with cream patterned ceramic tiles. Included in the kitchen is a Belfast sink with gold tap and draining board. Free-standing electric cooker. Free-standing green painted dresser with glass top and free-standing green painted plate rack with drawers and wine rack below.

LOUNGE

13'3" x 13'0" (4.03 x 3.96)

A lovely light and airy room with a fabulous window overlooking the front garden. There is a front door and window to the side. Attractive feature fireplace in black cast iron with original blue and white ceramic tiles and black tiled hearth.

STAIRS

With rope handle giving access to the first floor landing which gives access to:

BEDROOM 1

12'8" x 12'8" (3.87 x 3.87)

A lovely light and airy room with windows to both sides; 2 x useful small cupboards. Spacious double room.

BEDROOM 2

10'4" x 9'9" (3.15 x 2.96)

Double room. Rear aspect and 2 x useful pine fronted cupboards.

BATHROOM

10'9" x 6'2" (3.28 x 1.88)

Beautifully fitted and maintained with a striking black and white floor and green painted tongue and groove panelling. The bathroom is fitted with a fabulous aubergine coloured free-standing bath, a Thomas Crapper victorian WC with

wooden seat and high level system, Thomas Crapper ceramic wash basin and separate shower unit with base and plastic doors and fitted with Triton electric shower.

EXTERNAL

Well maintained tarmac drive leads to a small parking area at the rear of the property. Parking is available for one car and there is also use of the garage to the rear of the property although please be aware that this is not watertight.

The tenant has the use of the lower part of the rear garden and part of the front garden.

UTILITY AREA

Plumbing for a washing machine is available the landlord's garage for which an additional charge will be made for electricity and water. Dryer available also.

DIRECTIONS

From Cockermouth take the A595 in a northerly direction and at Moota quarry turn left, signposted Aspatria. Proceed down the hill, through Parsonby and into Arkleby and at the junction, where the road bears right take the turning towards the left. Tollbar cottage is straight ahead and Gill Foot Cottages are located immediately on the right hand side.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed 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/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 £150.

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.

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.

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.

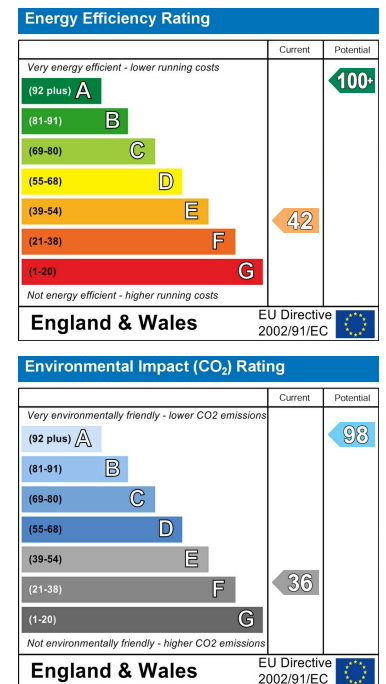
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

Floor Plan

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.