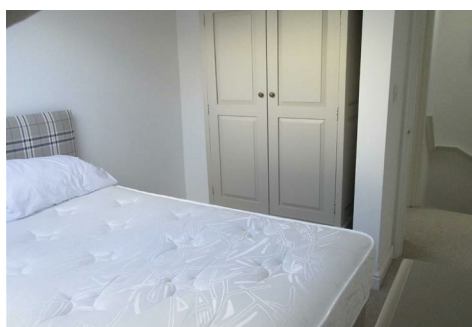




GRISDALES

PROPERTY SERVICES



Pine Cottage Low Road, Cockermouth, CA13 0XH

£750 Per Calendar Month

A REALLY LOVELY COSY HOME AND IN A GREAT LOCATION AS WELL

Come and have a look at Pine Cottage - it's got everything you will need and it's easy to look after too. It sits handily for the A66 yet on the edge of a village but only 2.5 miles from Cockermouth. With two bedrooms, and an open-plan lounge/kitchen and a well fitted bathroom, it was converted very recently to an excellent standard - ample parking and the use of a garden.

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 HALLWAY

Stairs to first floor

LOUNGE

17'6" x 11'8" (5.33 x 3.56)

A lovely light and airy room with useful understairs cupboard. Opening leading into:

KITCHEN

19'1" x 5'6" (5.82 x 1.68)

Stylishly fitted with light cedar wood effect laminate finished units including a range of base cupboards and drawers with polished granite surfaces over, inset Blanco stainless steel sink bowl with chrome mixer tap, range of wall units to match including glazed display, 5 ring brushed steel gas hob, with matching granite splashback and brushed steel extractor fan above with down lighters, additional range of tall pantry cupboards incorporating storage, built in eye level brushed steel and glass finished double oven, wall mounted gas fired central heating boiler, inset ceiling down lighters.

BEDROOM ONE

20'6" x 8'6" (6.25 x 2.59)

Radiator, dormer style window with pleasant outlook over treed surroundings.

BEDROOM TWO

12'0" x 9'0" (3.66 x 2.74)

Double under eaves

BATHROOM

Contemporary white and chrome finished suite including bath with overhead shower and glass splash screen, pedestal wash hand basin, low level wc, all set against stone coloured porcelain wall and floor tiling, radiator.

EXTERNALLY

There is use of the garden to the front and parking is on the road.

FACILITIES

Gas central heating.

DIRECTIONS

The property is best approached by leaving Cockermouth on the A66 towards Workington. After approx 2 miles turn left, sign posted Brigham. On entering the village, bear sharply round to the right just after the church and take the first left. Continue approx 100 metres, turn left again into the gardens and car parking area adjoining Skiddaw Heights.

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 £173

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

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 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, 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.

WHAT HAPPENS NEXT?

Please see our website for further information.

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

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.

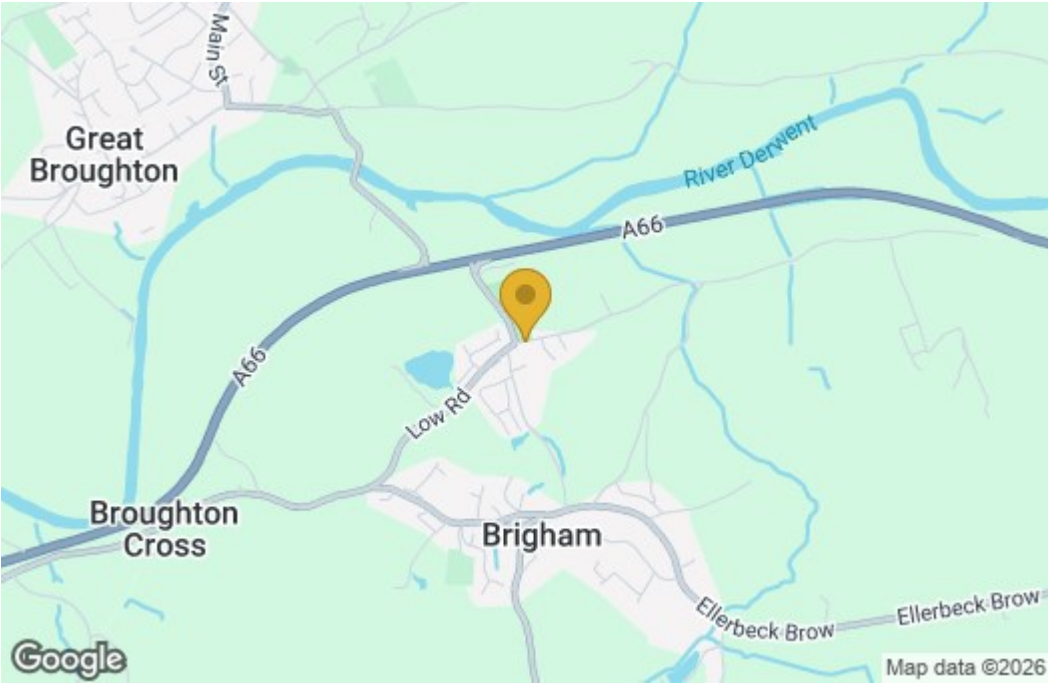
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

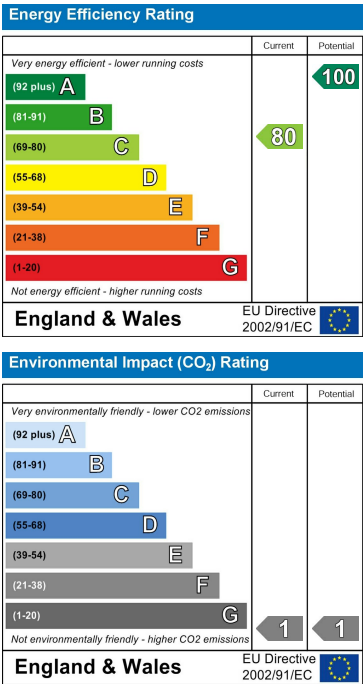
Floor Plan



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