



GRISDALES

PROPERTY SERVICES



1 Cross Keys Cottages Dean, Workington, CA14 4TJ

£950 Per Month

This attractive and well-proportioned village home offers generous living space and a desirable setting, making it an ideal choice for a family or professional couple. Inside, the property provides a fantastic sense of space, with a well-appointed dining kitchen that serves as a sociable hub of the home, alongside a separate, cosy lounge—perfect for relaxing evenings and upstairs, there are three good-sized bedrooms. Externally, the courtyard garden is a real bonus, providing an easy-to-maintain outdoor space without the need for regular upkeep, allowing more time to enjoy weekends and leisure time.

Situated within a charming small village, the property benefits from a welcoming community atmosphere and a range of convenient local amenities, including a well-regarded primary school and church, as well as a fabulous local pub just a short stroll away—ideal for socialising and dining. The location also offers excellent accessibility, being well placed for Cockermouth and all its shops, cafes, and services, while also providing easy access to the stunning northern Lake District fells for those who enjoy outdoor pursuits. Combining space, comfort, low-maintenance living, and a superb location, this home presents a wonderful opportunity to enjoy a balanced and relaxed lifestyle.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

Central heating and double glazing.

INNER LOBBY

With composite door leading into entrance lobby with stairs to the first floor.

LOUNGE

14'11" x 10'0" (4.55 x 3.07)



Window to the front, television and telephone points and window to the side.

DINING ROOM

14'10" x 10'0" (4.54 x 3.05)



Wood effect flooring and two windows to the front. Opening into kitchen.

KITCHEN

12'2" x 12'7" (3.72 x 3.86)



Fitted with a range of basement wall units in cream with laminate worktop over and tile splash back and includes electric oven with gas hob over an extractor fan, 1 1/2 bowl stainless steel sink and integrated dishwasher, fridge freezer. Shelving and spotlights and useful understairs cupboard.

UTILITY ROOM

6'8" x 7'4" (2.04 x 2.25)



UPVC door to the rear, fitted with worktop, tile splash back and wall mounted cupboards and includes plumbing for washing machine and space for a second appliance. Spotlighting.

CLOAKROOM

7'4" x 3'8" (2.25 x 1.14)



Wall mounted gas boiler, two windows, wash basin with mixer tap and low level WC.

LANDING

BEDROOM ONE

10'4" x 15'5" (3.15 x 4.72)



Double bedroom to the front, fitted with a range of built-in wardrobes.

BEDROOM TWO

9'7" x 14'8" (2.93 x 4.49)



Double room to the front, fitted with a range of built-in cupboards.

BEDROOM THREE

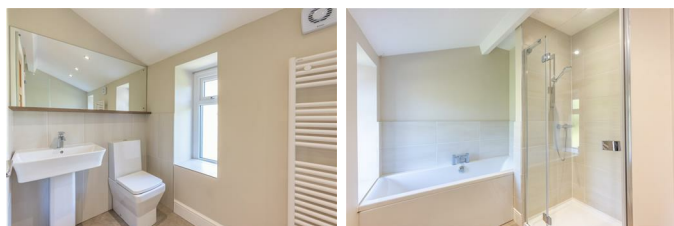
7'9" x 12'6" (2.37 x 3.82)



A small double room to the rear.

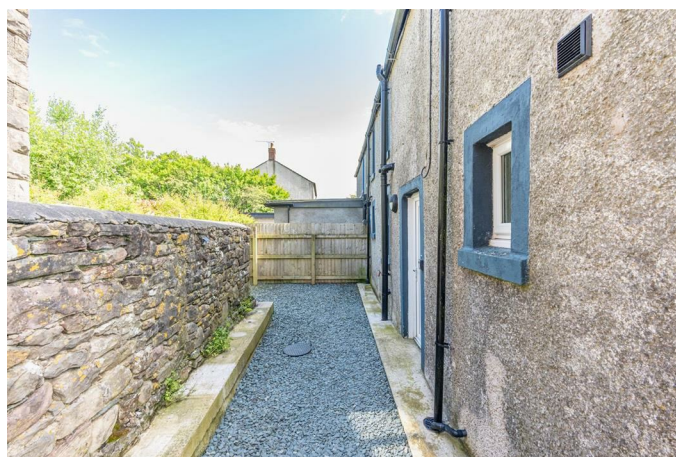
FAMILY BATHROOM

11'5" x 4'5" (3.48 x 1.35)



Fitted with bath and mixer tap, walk-in shower enclosure, low level WC, wash basin with chrome mixer tap. White ladder style radiator and two windows to the rear and spotlighting.

EXTERNALLY



Courtyard garden with slate chippings.

DIRECTIONS

W3W///unpacked.rosette.fears

COUNCIL TAX - CUMBERLAND

Cumberland Council (0300 373 3730) advise that this property is in Tax Band C.

THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

CONSUMER PROTECTION REGULATIONS 2008

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 for viewing. This is particularly important if you are contemplating travelling some distance.

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 £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 Periodic 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. Please see Grisdales for full details on this.

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.

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 a FREE appointment to discuss this plan 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 and then arrange a viewing of the property. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further online

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

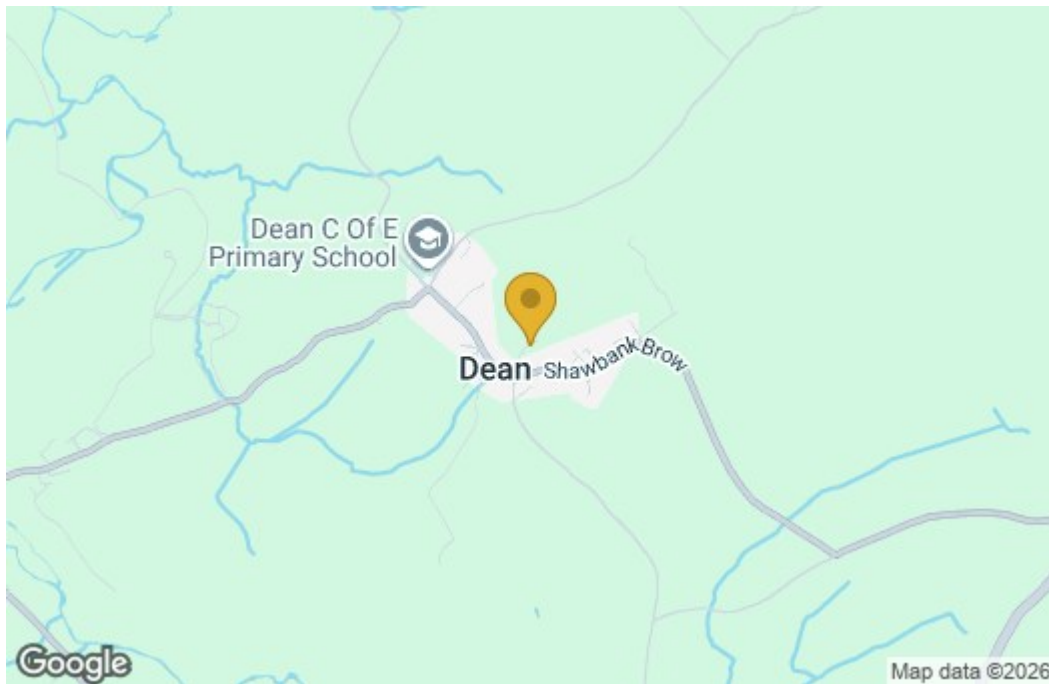
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

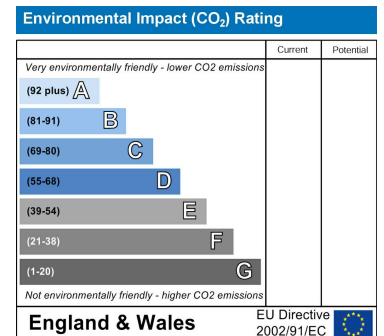
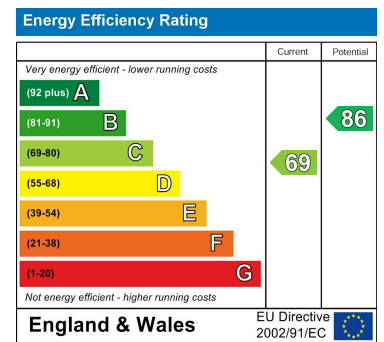
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.