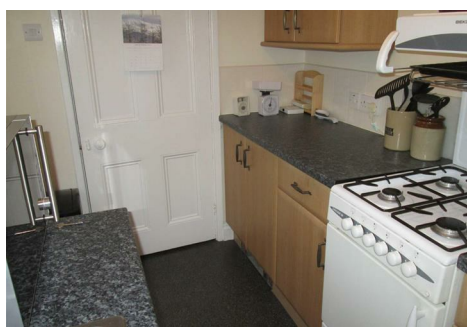




# GRISDALES

PROPERTY SERVICES



## 7 Challoner Street, Cockermouth, CA13 9QS

**£500 Per Calendar Month**

7 CHALLONER STREET just oozes charm and character! There's a cosy sitting room with beautiful open fireplace and a second reception room with original built in cupboards and drawers, as well as a small but practical kitchen on the ground floor and upstairs there's a fabulous 4 piece bathroom, two double bedrooms and a smaller single. Outside there's a yard area, outhouse and an easy to maintain garden too. No parking unfortunately, but there's a local car park nearby (subject to charges).

Don't hesitate to book a viewing for this. We don't get many furnished homes to let so this will go quickly!

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T: 01900 829 977 | E: [cockermouth@grisdales.co.uk](mailto:cockermouth@grisdales.co.uk)

## ENTRANCE HALLWAY

Stairs to first floor and doors leading into:

## SITTING ROOM

10'4" x 11'11" (3.14 x 3.63)

A lovely cosy room with beautiful open fire (please note that this fire can not be used) and mantelpiece over and tiled fireplace; centre ceiling rose.

## RECEPTION 2

13'5" x 9'7" (4.10 x 2.92)

A good range of original built in cupboards and drawers; feature fireplace (please note that this fire can not be used); useful understairs cupboard; door leading to:

## KITCHEN

9'9" x 6'4" (2.98 x 1.92)

Door to rear; fitted with a good range of base and wall units in light wood veneer. Includes washing machine, fridge/freezer, stainless steel sink and free standing gas cooker.

## FIRST FLOOR LANDING

A spacious area giving access to:

## BEDROOM 1

13'3" x 11'10" (4.05 x 3.61)

Double room to the rear with feature fire place and double cupboard.

## BEDROOM 2

11'11" x 12'1" (3.64 x 3.68)

Double room to the rear with feature fire place and cupboard.

## BEDROOM 3

8'1" x 5'7" (2.47 x 1.71)

A single room to the front.

## BATHROOM

9'5" x 8'2" (2.86 x 2.50)

Well fitted with a 4-piece suite comprising large walk in shower, separate bath, hand wash basin, low level WC. Spotlighting.

## EXTERNAL

There is a small yard to the rear of the property with alleyway to the side which gives access to the rear. There is also the se of an outhouse and external WC.

Located up some steps is and enclosed garden area which is easy to maintain.

## FACILITIES

Gas central heating  
Part double glazing

## DIRECTIONS

From the Main Street proceed up Challoner Street and No 7 can be found towards the top on the right hand side.

## 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 £138.

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 landlord's request pets or smokers are not permitted.

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## 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. 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 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](http://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 BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert

professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

## COVID-19 VIEWING GUIDELINES

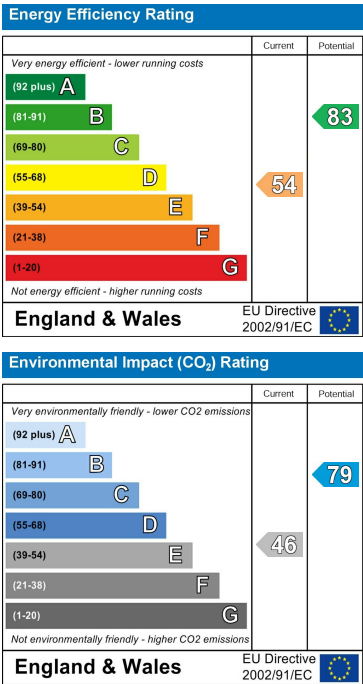
Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

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.