



3 Horsman Street, Cockermouth, CA13 0HE

£850 Per Calendar Month

A fabulous home and really handy for town. The ground floor accommodation is pleasant, light and airy and offers a lounge/dining room which opens up into a practical kitchen with large window with a fairly open aspect. Upstairs extends over the alleyway so feels very spacious. Well loved and looked after, there's some great space and the bedroom accommodation on both first and second floors is really good, all accompanied by a four piece bathroom suite and a utility room. You're entitled to two residents' parking permits from the Council and with the small garden to the rear you'll want for nothing more. Come and see what this has to offer – you'll be really surprised!

THINGS YOU NEED TO KNOW

Gas central heating;
Double glazing.

ENTRANCE

The property is accessed via a composite door which leads into:

LOUNGE/DINING ROOM

18'3" x 9'8" (5.58 x 2.96)



With large window overlooking the front, telephone and television point, electric fire with white painted surround, useful under-stairs storage alcove area and arch with stone feature above leading into:

KITCHEN

12'1" x 9'2" (3.70 x 2.81)



Fitted with a range of base and wall units in white with green laminate worktop over and green ceramic tiled splashback. Includes integrated dishwasher, double Hotpoint electric oven, 4-ring gas hob and extractor fan, 1.5 bowl stainless steel sink unit and fridge/freezer, large window overlooking the rear, spotlighting, wood effect vinyl floor covering and door leading into:

INNER LOBBY

With coat hooks, door to the rear and stairs to:

FIRST FLOOR LANDING

With L shaped shelf around staircase and coloured glazed panel above. Stairs to the second floor and doors to bedroom 1 and bathroom.

BEDROOM ONE

13'9" x 9'6" (4.20 x 2.90)



A spacious double bedroom with feature fireplace, window to the front and television point.

BATHROOM

14'0" x 6'9" (4.28 x 2.06)



A fabulous 4-piece bathroom suite with step up shower cubicle with wall mounted shower and attachments and white ceramic tiles, white pedestal wash basin with two chrome taps, corner bath with tap connected shower and hose etc, low level WC and heated chrome towel rail. Frosted window to the rear and fitted with cream painted tongue and groove panelling, wood effect vinyl floor and door leading into:

UTILITY AREA

6'7" x 4'11" plus alcove (2.02 x 1.50 plus alcove)

Part frosted window to the rear, wall mounted gas boiler, plumbing for washing machine, vinyl floor covering and coloured glazing panel to the landing.

SECOND FLOOR LANDING

With Velux roof light, access into the loft, additional storage cupboard with hanging space and shelving.

BEDROOM TWO

13'9" x 13'7" (4.20 x 4.16)



Spacious double bedroom with window to the front, television point, Velux roof light, spotlighting and double cupboard with cupboard above.

BEDROOM THREE

12'2" x 7'7" (3.73 x 2.33)



A spacious single bedroom with window to the rear and a range of shelving.

EXTERNALLY



There is access via an alleyway with a gate on Horsman Street. The alleyway opens up into the courtyard area with concrete path and raised decking area.

PARKING

Parking is on the road at the front and we understand you are entitled to two residents' parking permits from Allerdale Borough Council.

DIRECTIONS

Proceed in a westerly direction towards the Trout Hotel. Just after the second mini roundabout, before Aldi, Horsman Street can be found on the left hand side, with the property being located on the left.

COUNCIL TAX

We have been advised by Allerdale Borough Council (0303 123 1702) that this property is placed in Tax Band A.

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.

*Please note these details have yet to be approved by the landlord.

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 for from a tenant to reserve a property. This is one week's rent and for this property will be £196

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 an Assured Periodic 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 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 Grisdals. The application form is on our website – please go to www.grisdals.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 Grisdals, 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 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.

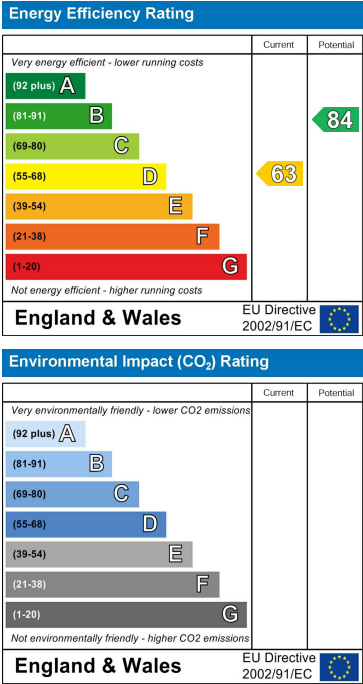
To find out how we can help you realise your dreams, just call your nearest Grisdale's office.

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.