GRISDALES

PROPERTY SERVICES

3 Sunnyside, Cockermouth, CA13 9QT

£750 Per Calendar Month

Just off the town centre, and with parking too! A lovely, cosy two bedroomed cottage tucked away in a private courtyard.

Recently decorated with a light and airy lounge and two bedrooms. Gas heating and parking within the courtyard. Perfect!

NEW PHOTOS COMING SOON TO SHOW NEW BATHROOM FLOORING.

ENTRANCE DOOR LEADING INTO:

KITCHEN
11'5" x 10'10" (3.48 x 3.30)


Brand new white kitchen with beech worksurface over and incorporating washing machine, electric cooker. Space for dining table and understairs cupboard. Stairs to first floor

LOUNGE
16'2" x 10'9" (4.93 x 3.28)


With electric fire in pine surround

BEDROOM 1
11'5" x 10'2" (3.48 x 3.10)

Double with cupboard

BEDROOM 2
9'8" x 7'6" (2.95 x 2.29)


Double with cupboard

BATHROOM
8'4" x 5'3" (2.54 x 1.60)


With shower over bath, wash basin and w.c.

EXTERNALLY
There is parking in the courtyard.
There is a small external store available for use.
There is a small garden area immediately opposite the property.

FACILITIES
Gas central heating

DIRECTIONS
From Main Street, proceed up Challoner Street and turn right into Sunnyside where the property can be found on the right.

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

DAMAGE DEPOSIT
A deposit will be paid by the tenant, prior to the commencement of the tenancy, equivalent to six weeks rent. This 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 in accordance with 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 £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, 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.

COUNCIL TAX
Allerdale Borough Council (01900 702530) advise that this property is in Tax Band A.

RESTRICTIONS
At the landlords request no smokers.
Tenants claiming Housing Benefit will not be permitted by the landlord.
1 small pet will be considered by the landlord

THE TENANCY
The property is offered on an Assured Shorthold Tenancy. Unless otherwise stated or agreed, it will be for an initial term of six months.
Should a short-term let be agreed (i.e less than six months), an additional administration fee of £175 (inc VAT) will be payable to Grisdales.
It is recommended that you seek independent advice upon all aspects of the tenancy.

WHO WILL LOOK AFTER THE PROPERTY?
For peace of mind, the property will be managed by Grisdales.

CONTENTS INSURANCE
You are strongly recommended to obtain contents insurance for your possessions throughout the duration of your tenancy. Grisdales require to see this insurance before you move in.

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, Grisdales will discuss your application with the landlord. If the landlord decides to proceed with your application, subject to references, you will need to pay the application fee and complete a further on line application with Homelet, our reference provider. This will be emailed to you by Grisdales. Each applicant over 18 will need to complete a Tenancy Application Form. The application fee is £130 inc VAT (£108.33 + VAT) per applicant or £250 inc VAT (£208.33 + VAT) for a joint application.
If you require a guarantor an additional payment of £60 inc VAT (£50 + VAT) is required. If you are a company applying for the property an application fee of £360 incl VAT (£300 + VAT) is required. If, after you have taken possession you decide to share with a third party, you must obtain the consent of the landlord or agent. The applicant will need to pay an application fee of £200 incl VAT (£166.67 + VAT)) for references and the preparation of new paperwork. If you do not obtain consent, a charge of £420 incl VAT (£350 + VAT) will be made for referencing and the preparation of new paperwork.

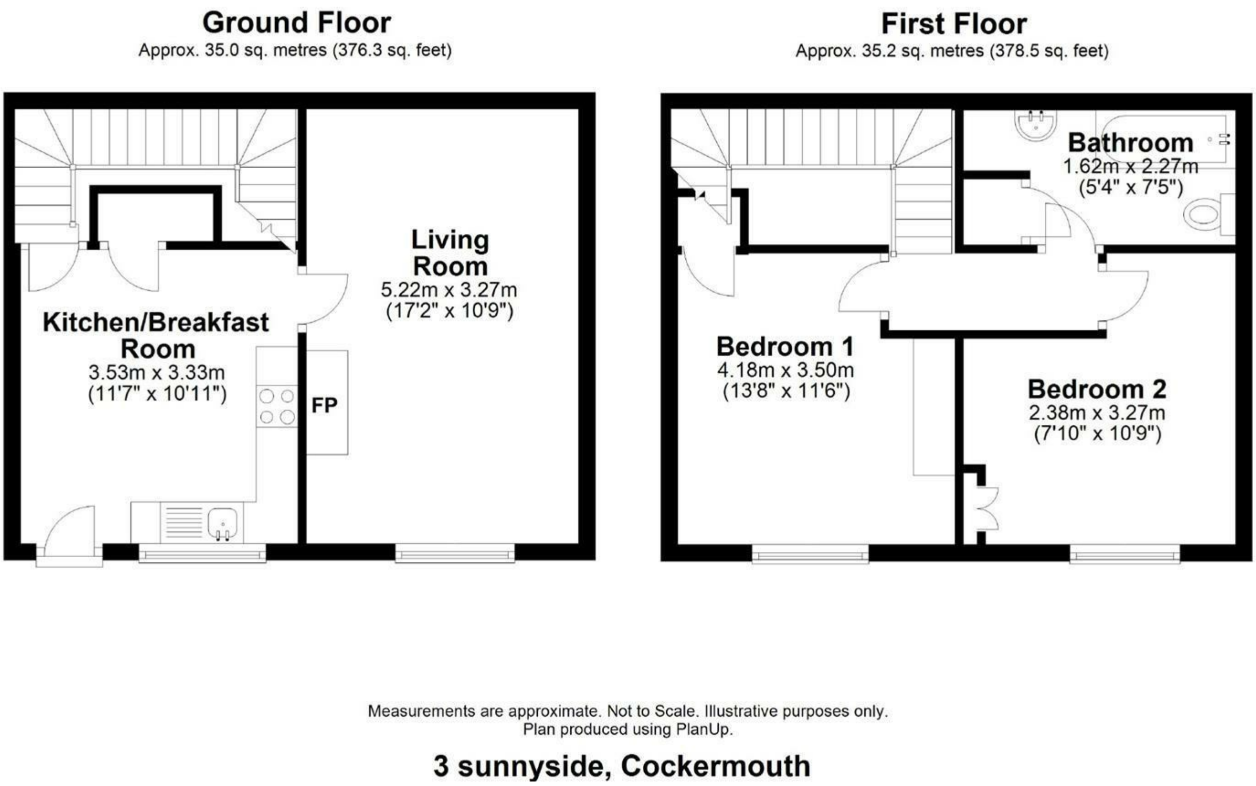
VIEWING ARRANGEMENTS
To view this property, please contact us on 01900 829977.

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.

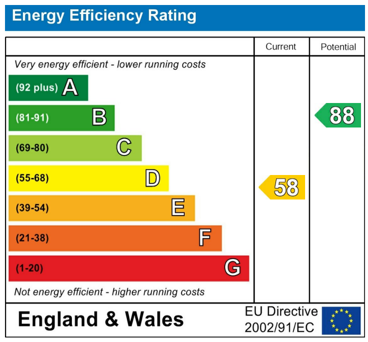
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

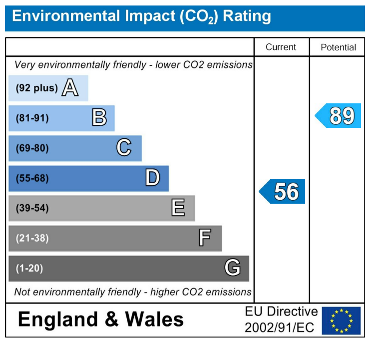
Floor Plan



Area Map

Energy Efficiency Graph





18 South Street, Cockermouth, Cumbria, CA13 9RT | T : 01900 829 977 | E : cockermouth@grisdales.co.uk