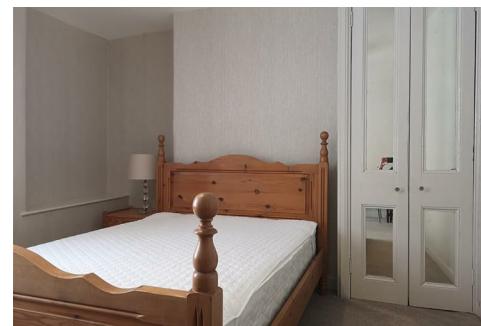




GRISDALES

PROPERTY SERVICES



11 Challoner Street, Cockermouth, CA13 9QS

£710 Per Calendar Month

THERE'S LOTS TO LOVE IN THIS LITTLE COTTAGE!!

It's just smashing - it oozes warmth and charm, has been perfectly furnished to compliment the original features and it will certainly make you a lovely cozy home.

There's a modern cream kitchen, sitting room with gas stove, two bedrooms and a bathroom, also gas heating and use of a small area to the rear.

Helping you find your perfect new home...

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

www.grisdales.co.uk

LOUNGE

10'03" x 18'08" (3.12 x 5.69)



With attractive gas stove set into fireplace, book shelving, television and telephone points, original shutters to the windows and door to Challoner Street.

KITCHEN

10'03" x 8'03" (3.12 x 2.51)



Well fitted with a range of base and wall units in cream with black worksurface over and including stainless steel sink, washing machine, fridge/freezer in cupboard recess, integrated electric oven with hob, extractor and splashback. Stairs to first floor and two useful understairs cupboards.

LANDING

With two cupboards, one housing the gas boiler

BEDROOM ONE

10'02" x 12'1" (3.10 x 3.68)



Front double room with cupboard

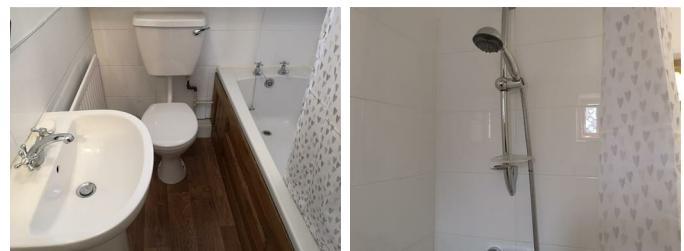
BEDROOM TWO

8'05" x 8'06" (2.57 x 2.59)



Built in cupboard and attractive original coloured glazed panel.

BATHROOM



Accessed via a sliding door and fitted with a bath and shower over, wash basin and w.c. Original coloured glass window.

EXTERNALLY

There is the use of a small yard area to the rear (3' from the rear kitchen wall) where there is a table and chairs

FACILITIES

Gas central heating

DIRECTIONS

From the Main Street proceed up Challoner Street (by the Globe Hotel) and No 11 is towards the end on the right.

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 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 a tenant to reserve a property. This is one week's rent and for this property will be £163.

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 Shorthold Tenancy.

WHO WILL LOOK AFTER THE PROPERTY?

The property will be managed by your landlord but you will pay rent to 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.

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 Grisdales 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 provide identification. This can be in the form of:

Valid passport
Valid photo card driving licence
National Insurance Certificate
Firearms Certificate
Birth Certificate

MORTGAGE ADVICE

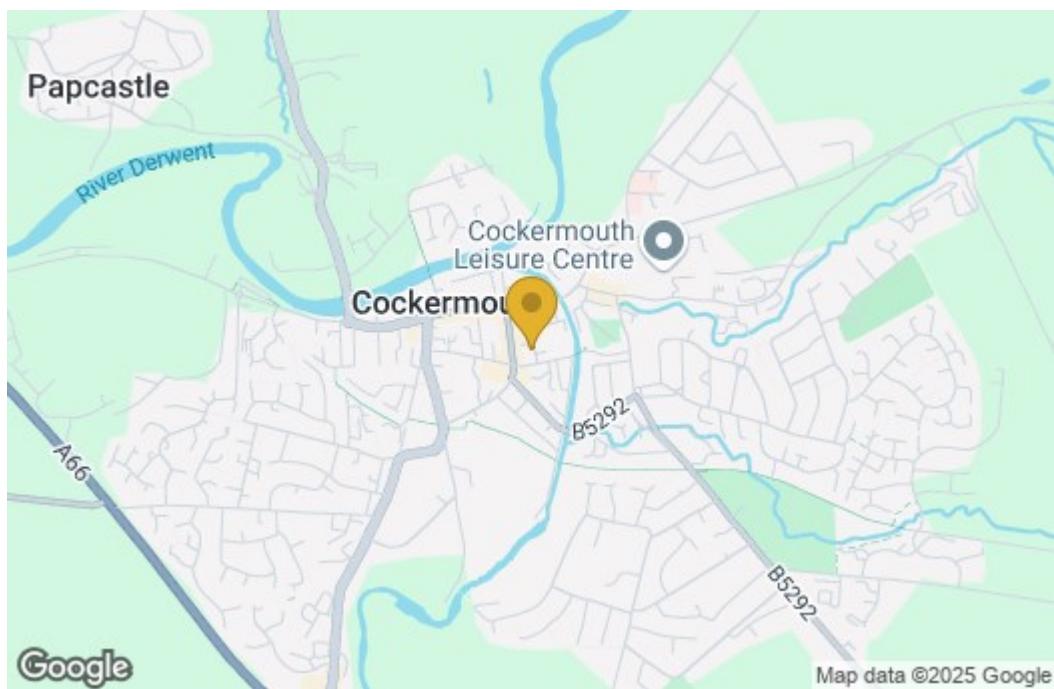
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

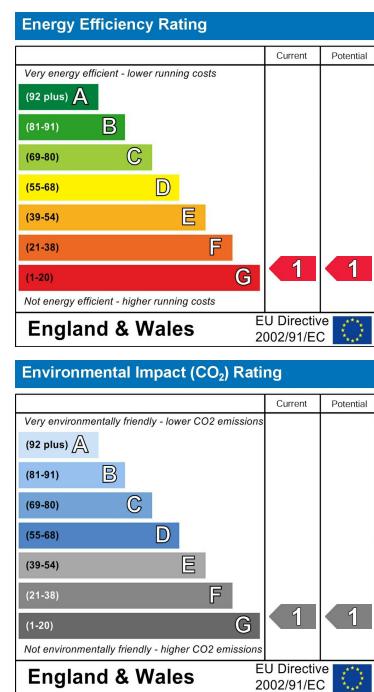
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.