



## 5 Pinfold Close, Cockermouth, CA13 9JW

**£910 Per Calendar Month**

THIS WILL BE A MINIMUM TWELVE MONTH TENANCY.

Its fantastic - perfectly presented externally and internally with good quality carpets and decor, gas heating and double glazing. Lovely cosy sitting room with electric stove, new double shower room, three bedrooms and a cracking storage area in the loft.

IMMACULATELY CLEAN - a perfect family home for you in a very quiet location with a view of the fields to the back and over the green at the front.

## ENTRANCE HALL

With stairs to first floor.

## LOUNGE

14'3" x 12'5" (4.34 x 3.78)



Attractive yet cosy room with television point and electric stove set within fireplace.

## KITCHEN

18'7" x 10'1" (5.66 x 3.07)



New kitchen in cream with black work surface over and incorporating electric oven and hob, extractor fan, stainless steel sink and dishwasher. Useful understairs cupboard, concealed boiler and plumbing for washing machine, door to rear and ample space for a table.

## BEDROOM ONE

12'6" x 9'8" (3.81 x 2.95)



Double

## BEDROOM TWO

10'8" x 9'8" (3.25 x 2.95)



Double

## BEDROOM THREE

10'0" x 7'5" (3.05 x 2.26)



Single

## SHOWEROOM

7'7" x 5'4" (2.31 x 1.63)



With new walk in shower, wash basin and w.c.

## LANDING

There is access from the landing via a pull down loft ladder to a

large storage area split into 3 different areas. Well decorated and with carpet, Velux roof light and spot lighting. This cannot be used as a bedroom but can be utilised as a study or storage area.

## EXTERNALLY

There is a turfed lawn to the front and a path leading to an easy to maintain paved area with steps leading to a raised area laid with shillies. There is a lovely view over fields to the rear and an open aspect at the front over the green. Access across yard for waste disposal bin.

## FACILITIES

Gas central heating

## DIRECTIONS

The property is best approached from the centre of Cockermouth via Main Street, turn right into Market Place and continue into St. Helens Street. Pinfold Close is situated on the left hand side towards the top end of St. Helens Street just before leaving the built-up area. the property can be found with Grisdales to let board.

## COUNCIL TAX

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

## 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.

Sensitive information in connection with this property, please contact us for further information

## 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.

Alternatively, ask Grisdales about the ZERO DEPOSIT GUARANTEE which is available for this property (subject to

conditions). It's easy to administer, costs the equivalent to one weeks rent and a £26 administration fee, to Zero Deposit, and will last for the duration of your tenancy.

## 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 £210.

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.

## 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.

### WHAT HAPPENS NEXT?

Please see our website for further information.

### 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.

### 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.

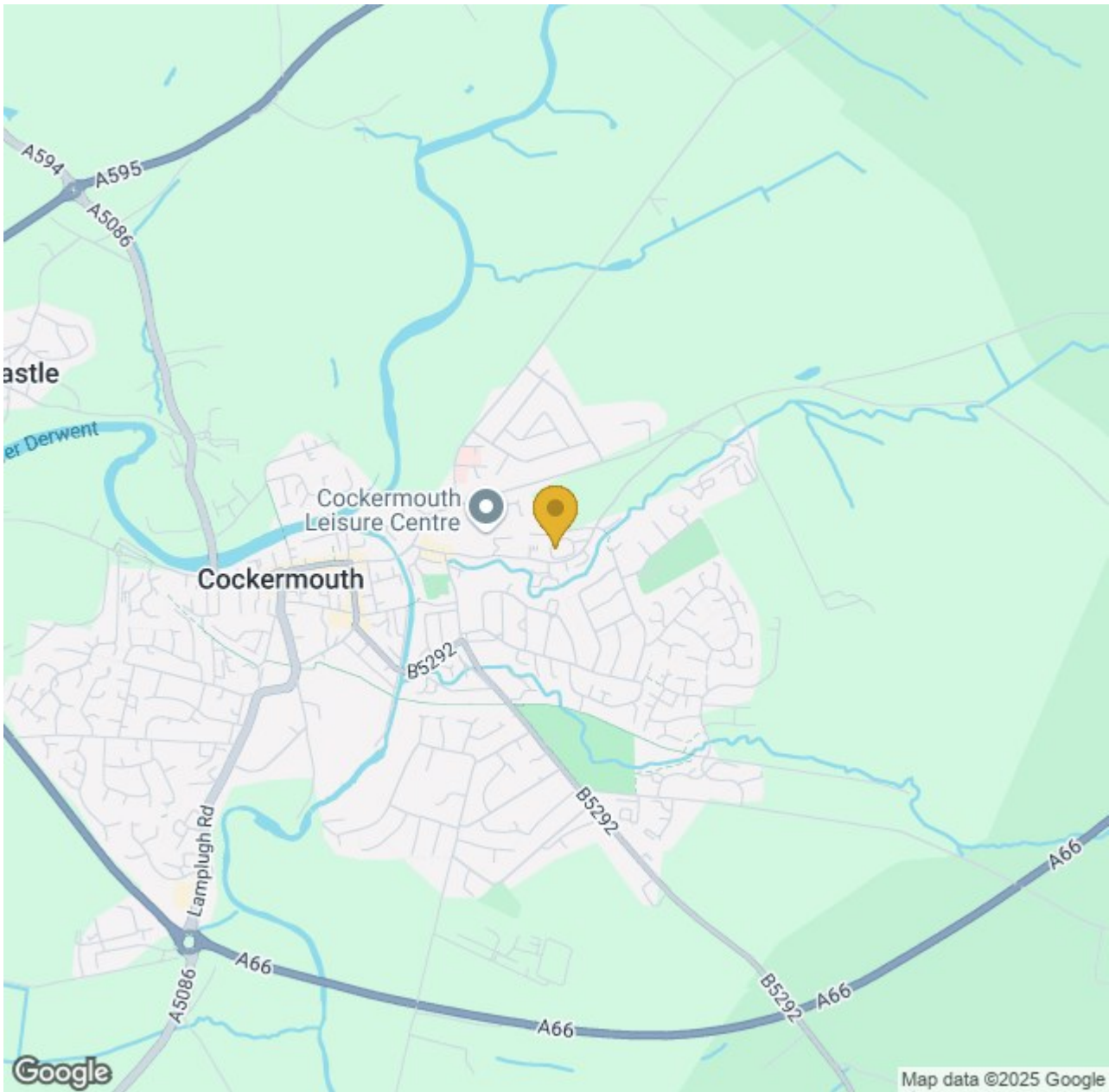
### COVID-19 VIEWING GUIDELINES

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

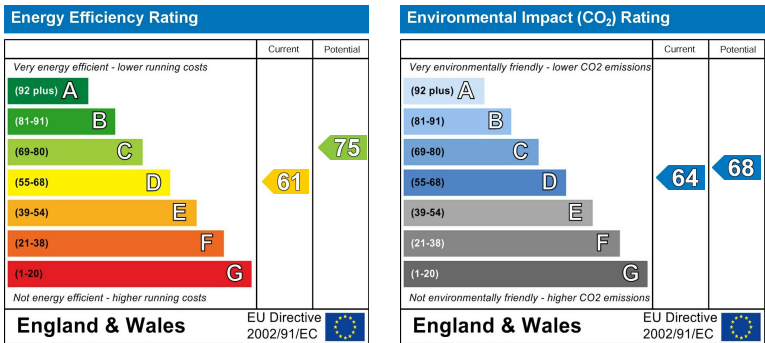
in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.



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.