



# 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 bed roomed 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

PLEASE NOTE THERE IS AN ADDITIONAL £10 PCM PAYABLE FOR THE COMMUNAL ALLEYWAY TO SOUTH STREET.

NEW PHOTOS COMING SOON TO SHOW NEW BATHROOM FLOORING.

Helping you find your perfect new home...

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

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

**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

PLEASE NOTE THERE IS AN ADDITIONAL £10 PCM PAYABLE FOR THE COMMUNAL ALLEYWAY TO SOUTH STREET.

**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, 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.

## 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 Grisdals.

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 Grisdals.

## CONTENTS INSURANCE

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

## 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](http://www.grisdals.co.uk), Tenants, Tenancy Application form. Please complete this form electronically and once we have received it, Grisdals 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 Grisdals. 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.

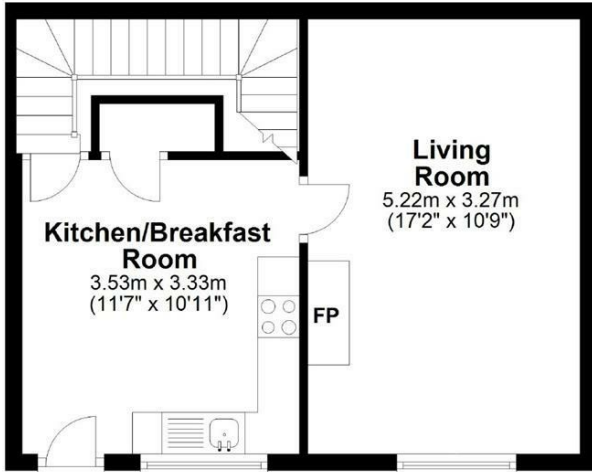
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdals office.

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

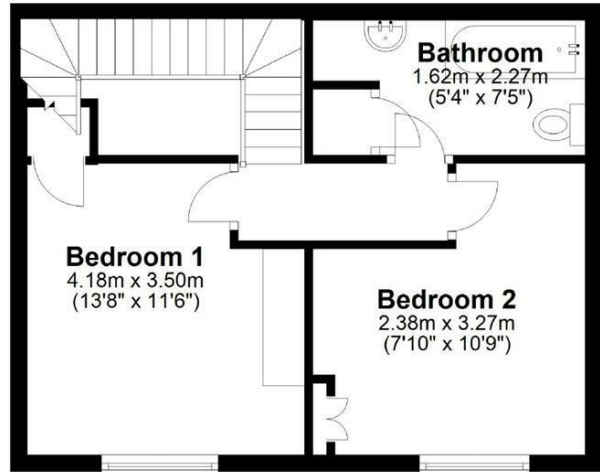
### Ground Floor

Approx. 35.0 sq. metres (376.3 sq. feet)



### First Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



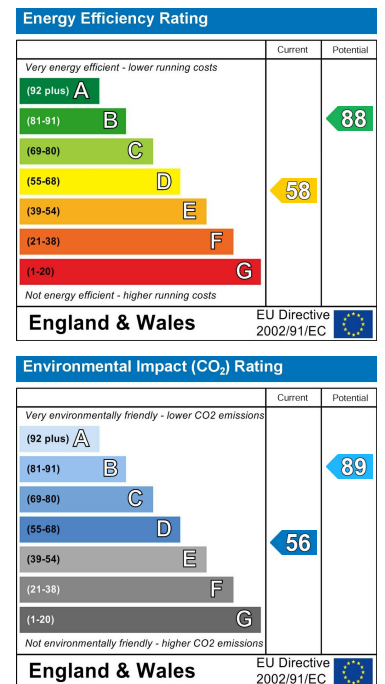
Measurements are approximate. Not to Scale. Illustrative purposes only.  
Plan produced using PlanUp.

## 3 sunnyside, Cockermouth

## 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.