GRISDALES
PROPERTY SERVICES

17 Ennerdale Close, Cockermouth, CA13 9BN

£950 Per Calendar Month

Now's your opportunity to grab this great property which occupies a position in a cu-de-sac in a great residential area handy for the schools, shops etc and on a bus route. Fitted and maintained to a good standard with gas heating, double glazing, rear garden, drive and garage you'll be well impressed with what's on offer. PLEASE NOTE THE PROPERTY WILL BE DECORATED AND THE KITCHEN FLOOR WILL BE REPLACED IN MAY.

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

THINGS YOU NEED TO KNOW
Gas central heating
Double glazing

ENTRANCE
The property is accessed via a modern uPVC door with a frosted arched glazing panel and chrome ironmongery; leads into:

INNER LOBBY
With coving; white glazed door leads into:

LOUNGE
14'2" x 13'7" (4.33 x 4.15)

With window overlooking the front; television and telephone points, coving, spotlighting and wall lights, electric fire in chrome surround with black granite hearth, matching surround and cream marble effect mantlepiece. Stairs to the first floor with modern chrome and natural wood handrail. Glazed white painted door leads into:

KITCHEN
13'8" x 9'8" (4.17 x 2.97)

With uPVC door to the rear, coving, spotlighting and aspect to the rear. The kitchen is fitted with a good range of base and wall units in white gloss with chrome handles and wood effect laminate work surface over with upstand and mosaic effect ceramic tile splash-back. The kitchen includes plumbing for a dishwasher, 1.5 bowl stainless steel sink with mixer tap, integrated electric oven in chrome and black with 4-ring gas hob over and stainless steel extractor fan. L-shaped breakfast bar, space for fridge/freezer and ceramic tiled floor. The kitchen opens into:
PLEASE NOTE THAT NEW FLOORING WILL BE FITTED AT THE END OF MAY.

UTILITY ROOM
9'2" x 5'3" (2.81 x 1.62)

With window to the rear and pedestrian door to garage; coving, spotlighting. Fitted with a range of base and wall units with laminate work surface over and plumbing/space for two appliances.

FIRST FLOOR LANDING
Spotlights and access into one of the loft spaces, cupboard housing gas boiler and doors into all bedrooms.

BEDROOM ONE
14'5" x 8'11" (4.41 x 2.73)

Aspect to front with spotlighting, coving, access into second loft, built-in cupboard with mirror fronted sliding doors, laminate floor and door leading into:

EN-SUITE SHOWER ROOM
8'10" x 3'10" (2.70 x 1.18)

Fitted with low level WC, white pedestal wash basin with chrome mixer tap, walk-in shower with sliding door and with black plastic paneling for ease of maintenance, wall mounted chrome shower and attachments; frosted window to the rear and spotlighting.

BEDROOM TWO
12'9" x 10'5" (3.91 x 3.20)

With aspect to front, coving, spotlighting, built-in beech effect wardrobe and door giving access into storage cupboard.

BEDROOM THREE
11'5" x 7'1" (3.49 x 2.16)

With laminate flooring, aspect to the rear, spotlighting, coving, built-in beech effect wardrobe and cover over radiator.

FAMILY BATHROOM
6'3" x 5'6" (1.92 x 1.68)

Frosted window to the rear, grey tiled floor, fitted with WC with concealed flush panel, white ceramic wash basin with modern mixer tap - all set into white fronted vanity unit, white plastic bath with chrome tap and wall mounted Triton T80 shower over, chrome ladder style radiator and beige ceramic tiles around sanitary fittings.

GARAGE
13'9" x 9'4" (4.20 x 2.85)
With up and over door, deep red painted concrete floor and painted breeze block walls.

EXTERNAL - FRONT

Driveway for one large or two small cars.

EXTERNAL - REAR

Enclosed garden with decked area and steps leading up to a garden which is laid to lawn.

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

DIRECTIONS
From Main Street, Cockermouth take Station Road and turn left at the traffic lights onto Lorton Road. Turn left onto Windmill Lane and follow the road almost to the top, taking the left turn onto Slatefell Drive and first right onto Gable Avenue. Ennerdale Close is the first turning on the left hand side and number 17 is towards the foot of the cul de sac.

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 REGULAT
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 £201

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 an Assured Periodic Tenancy..

WHO WILL LOOK AFTER THE PROPERTY?

For peace of mind, the property will be managed by 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.

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

WHAT HAPPENS NEXT?

Please see our website for further information.

MORTGAGE ADVICE

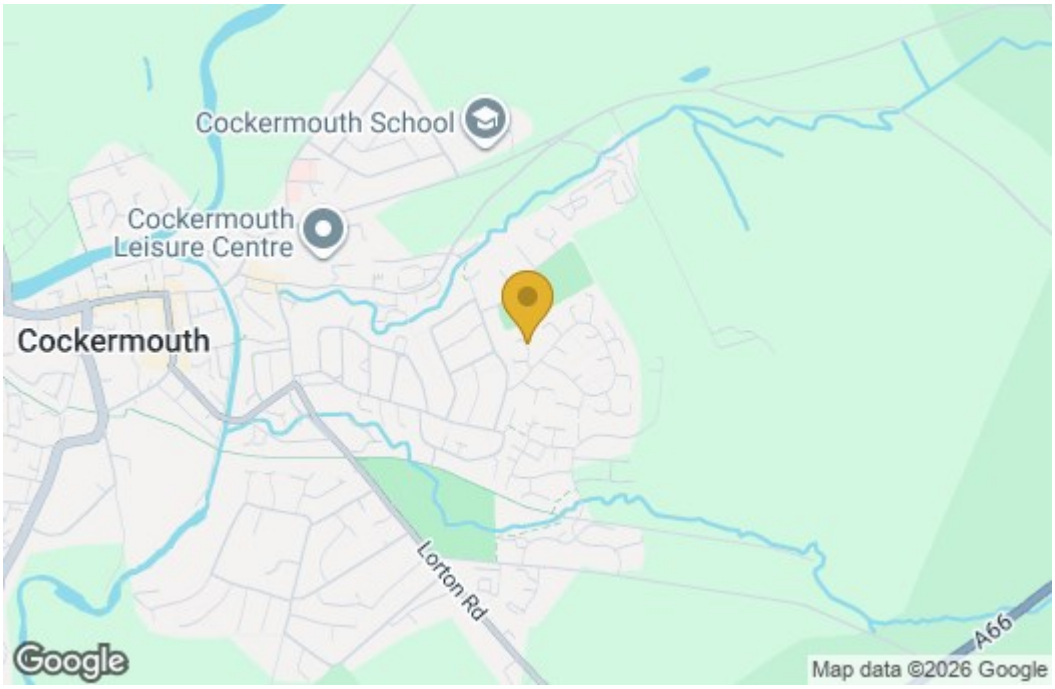
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

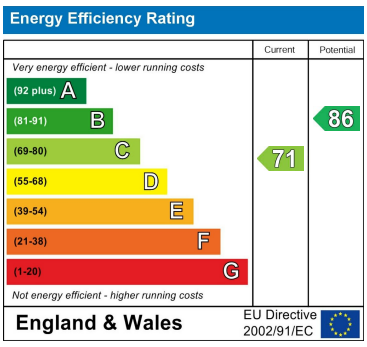
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

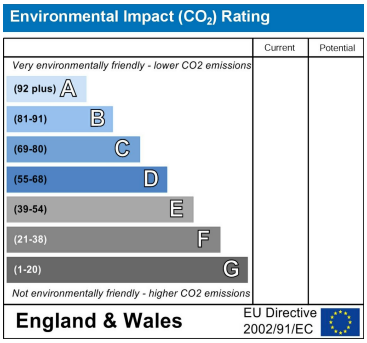
Floor Plan

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.