



14 Vicarage Lane, Cockermouth, CA13 9DQ

£1,050 Per Calendar Month

A LITTLE GEM..... truly it is.

Sitting pretty at the top of Vicarage Lane there are views from the front over the town and towards open countryside. To the rear, its quite private.

A traditional, yet very well maintained and immaculately presented three bed semi with off road parking and a garage, an attractive garden and a conservatory. COMPLETELY PERFECT

ENTRANCE HALL

With stairs to the first floor and door into:

LOUNGE

14'0" x 13'0" (4.27 x 3.96)

Attractive laminate floor, gas fire in slate surround with white mantelpiece over, tv point. Glazed double door leading to:

DINING ROOM

10'0" x 7'1" (3.05 x 2.16)

With continuation of laminate floor and door into:

CONSERVATORY

9'0" x 9'0" (2.74 x 2.74)

With ceiling mounted fan.

KITCHEN

10'0" x 9'0" (3.05 x 2.74)

Fitted with a range of base and wall units with a lime effect incorporating free standing gas cooker, 1 ½ bowl sink unit and space for fridge. Space for a table. Door leading into:

UTILITY

With wood effect floor, tumble dryer, washing machine stainless steel sink, spotlighting and ceiling mounted clothes airer. Doors to rear, garage and cloakroom.

CLOAKROOM

With wash hand basin and wc.

FIRST FLOOR LANDING

BEDROOM ONE

11'1" x 10'0" (3.38 x 3.05)

Double with cupboards.

BEDROOM TWO

10'0" x 11'0" (3.05 x 3.35)

Double room

BEDROOM THREE

7'0" x 8'0" incl bed base (2.13 x 2.44 incl bed base)

A single room with a raised timber bed base suitable for a mattress.

BATHROOM

7'0" x 6'0" (2.13 x 1.83)

Fitted with a bath and shower over, wash hand basin and wc. Fully tiled and with spotlighting.

EXTERNALLY

There is parking for 2 cars off the road and a single garage (housing the boiler). There is a small garden to the front and to the rear there is an attractive and well maintained garden with patio and steps leading to a raised lawn with well established shrub and floral borders.

FACILITIES

Gas central heating.

DIRECTIONS

From Main Street proceed up Station Street, turn left into Lorton Street and continue up the road, over the bridge and bear right into Lorton Road. continue down here for approx 200 yds and turn right to Vicarage Lane and No. 14 can be located at the top of the hill on the left on the corner.

THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc. the rent includes the maintenance of the garden.

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 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 from a tenant to reserve a property. This is one weeks rent and for this property will be £207.

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.

RESTRICTIONS

At the landlords request smokers are not permitted.
One pet may be considered.
Tenants claiming Housing Benefit will not be permitted by the landlord.

THE TENANCY

The property is offered on a 6 month Assured Shorthold 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. Please see Grisdales for full details on this.

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.

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 a 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.

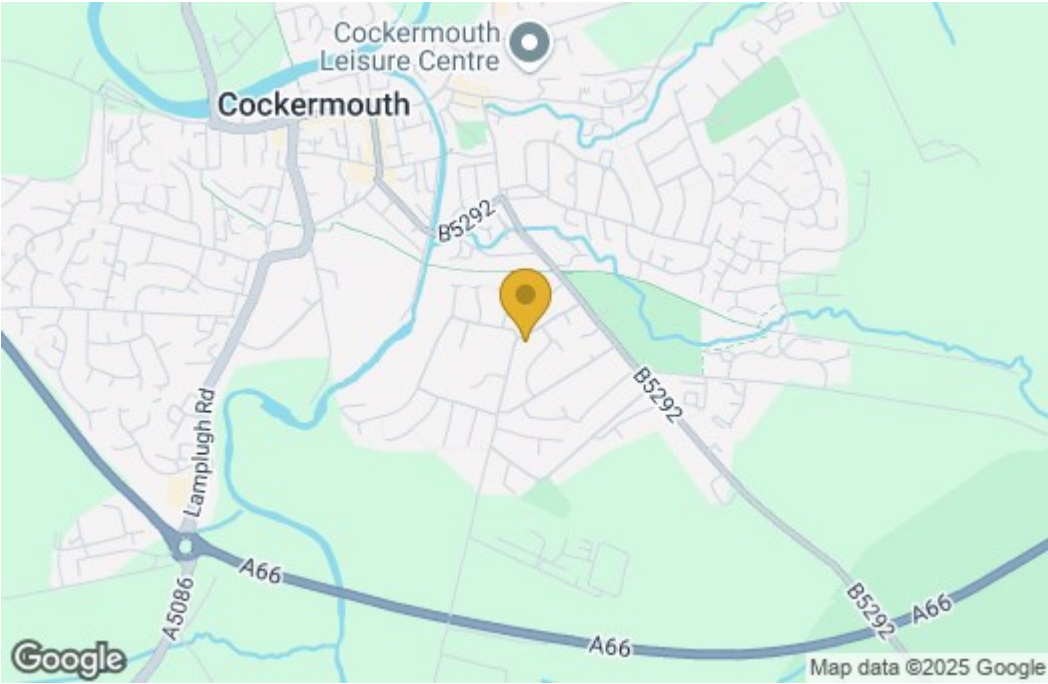
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

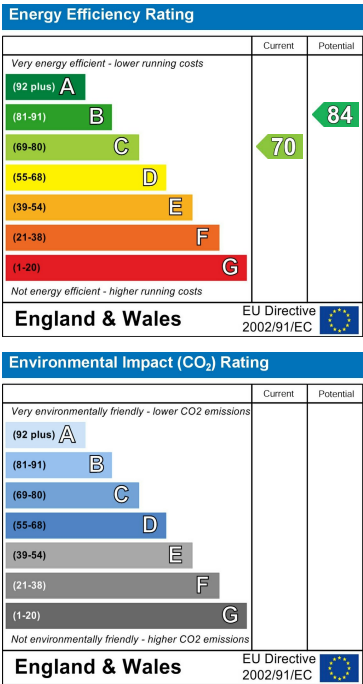
Floor Plan



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.