GRISDALES
PROPERTY SERVICES

Sunny Croft Mayo Street, Cockermouth, CA13 0BY

£1,275 Per Calendar Month

PLEASE APPLY VIA OUR WEBSITE

Probably one of the most desirable properties to rent in Cockermouth! Immaculately presented and offering first class family accommodation this super three bedroomed semi-detached house sits in a sought after residential area approximately 1/5 mile from the town centre. The rooms are perfectly proportioned, particularly spacious, have large windows which let in lots of natural light yet the house comfortably cosies up for those long winter nights. Fitted with stylish and practical bathroom and kitchen fittings we absolutely know you won't be disappointed! Outside there's a single garage, large garden and a lovely outlook from the rear.

THINGS YOU NEED TO KNOW
Gas central heating;
Double glazing.

ENTRANCE
Steps lead up to a covered porchway and the property is accessed via a uPVC door with frosted glazing panels to the side and a coloured glazing panel to the centre, and that leads into:

ENTRANCE HALL

With wood effect laminate floor, stairs to the first floor with dark stained bannisters and useful understairs cupboard with shelving and coat hooks.

SITTING ROOM
15'4" x 12'10" (4.68 x 3.92)

With square bay window to the front, attractive fireplace with gas fire on black granite hearth and a dark oak mantlepiece over, picture rail, television point.

DINING KITCHEN
17'10" x 14'10" (5.46 x 4.53)

A fabulous family room and fitted with a range of base and wall units in a natural wood effect with chunky chrome handles, laminate worktop over in charcoal grey and ceramic tiled splash-back. Kitchen includes stainless steel sink with mixer tap, fridge/freezer, 3/4 size dishwasher, double electric oven, 4-ring electric hob over and stainless steel and glass extractor fan and concealed washing machine. Grey tiled floor, television point. Ample space for a dining table with useful cupboards fitted either side of the chimney breast, centre light fitting and sliding patio doors to the rear.

REAR LOBBY
5'6" x 3'6" (1.69 x 1.08)
With window to the rear garden and uPVC door to the rear and door leading into:

CLOAKROOM
5'6" x 3'6" (1.69 x 1.09)

With wall mounted boiler, WC, wash basin with chrome taps and fitted around sanitary fittings with cream ceramic tiles, quarry tile floor, wall mounted cupboards, extractor fan and heater.

FIRST FLOOR LANDING

With window to the side and traditional style doors leading into three bedrooms and bathroom.

BEDROOM ONE

16'3" x 10'9" (4.97 x 3.29)

Lovely spacious double room with a square bay window and an aspect to the front, television point.

BEDROOM TWO

13'9" x 10'9" (4.20 x 3.30)

A spacious double bedroom to the rear with television point.

BEDROOM THREE

10'2" x 8'0" (3.12 x 2.45)

A spacious single room with a front aspect and television point.

FAMILY BATHROOM
8'3" x 7'10" (2.52 x 2.41)

Fitted with corner shower cubicle with sliding door in chrome frame and wall mounted chrome shower and attachments, floating wash basin with chrome mixer tap and bath with chrome mixer tap, low level WC, fully tiled throughout with beige ceramic tiles, chrome ladder style radiator, frosted window to the rear and spotlights.

OUTLOOK

From the rear of the property is a fabulous outlook over the garden and rooftops.

SINGLE GARAGE

There is off road parking at the front and a narrow driveway leads to a single garage.

EXTERNALLY - FRONT GARDEN

At the front there is a small lawn and well established shrub and floral borders.

EXTERNALLY - REAR GARDEN

There is a raised patio at the back of the property and steps lead down to a path which leads to a pedestrian door at the back of the garage.
There is a delightful large lawn with well established shrub and floral borders etc.

DIRECTIONS
The property is best approached by proceeding out of Cockermouth via Station Street - continue into Lamplugh Road and turn right into Brigham Road. Proceed for about 250 yards and Mayo Street is on the right and this property is located on the left.

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

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 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.

Alternatively, ask Grisdales about the ZERO DEPOSIT GUARANTEE which is available for this property (subject to conditions). Costs are a set up fee of £49 and a payment equivalent to one weeks rent. After that there is an annual renewal fee of £17.50 paid to Zero Deposit.

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 £294

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?
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.

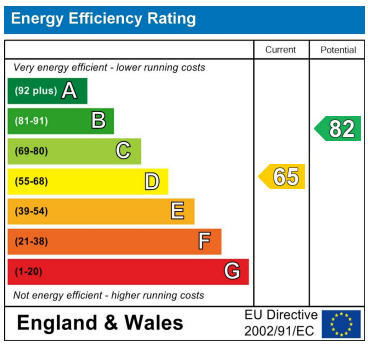
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

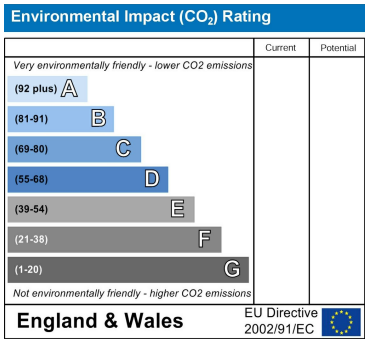
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

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.