



21 Dunmail Crescent, Cockermouth, CA13 0AG

£725 Per Calendar Month

THERE IS NO OTHER OUTLOOK IN COCKERMOUTH QUITE LIKE THIS!!!

180 degrees over the roof tops!

Look no further than 21 Dunmail Crescent for a smashing two bedroomed apartment - recently decorated, great kitchen and bathroom, ample parking and your Landlord looks after the garden! Accessed by its own front door this will suit you just fine.

ENTRANCE

Private front door leads into a small lobby with stairs to first floor.

LANDING

With cupboard.

LOUNGE

14'0" x 10'0" (4.27 x 3.05)



With large window and a fabulous outlook over the roof tops to the countryside beyond, tv point.

KITCHEN

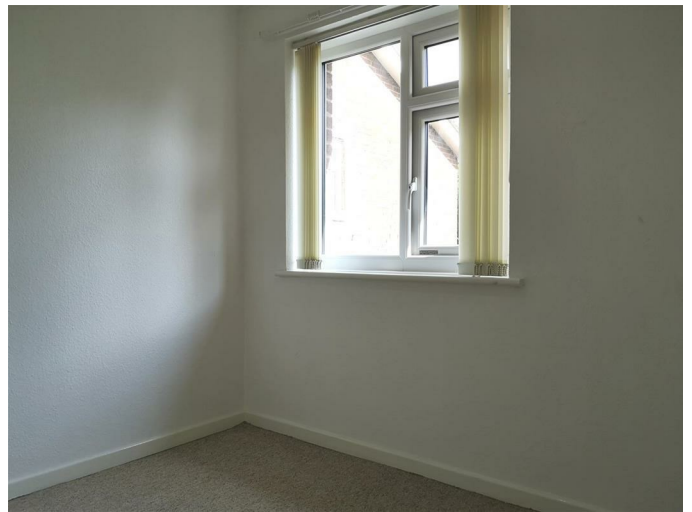
8'1" x 7'1" (2.46 x 2.16)



Fitted with a range of base and wall units in white with contrasting work surface over and modern tiling. The kitchen incorporates electric oven with hob over and extractor fan, washing machine, stainless steel sink and fridge/freezer.

BEDROOM ONE

10'0" x 8'0" (3.05 x 2.44)



Double rear

BEDROOM TWO

12'0" x 9'0" (3.66 x 2.74)



Double rear with cupboard.

BATHROOM

19'8";0" x 5'0" (6;0.00 x 1.52)



With shower, wash hand basin and wc.

EXTERNAL

Steps lead up to an easy to maintain garden area with shrubs and a patio area. There is off-road parking for one car and additional parking on the road.

FACILITIES

Gas central heating.

DIRECTIONS

From Main Street proceed up Station Street keeping right at the top. Go through the traffic lights and up to the war memorial and bear left. Go along The Level and as the road bears left, go right/straight ahead into Fitz Road and proceed past Walker Street and take the next right into Dunmail Crescent and No.21 can be found approximately half way along on the left hand side.

COUNCIL TAX

Allerdale Borough Council (0845 054 8600) advise that this property is in Tax Band A.

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. 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 take a Holding Deposit from a tenant to reserve a property. This is one week's rent and for this property this will be £167

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 MY PROPERTY

The property will be managed by Grisdales for the first 6 months

INSURANCE

You are required to 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 of Contents and Schedule of Condition. 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.

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

Z LETS BROCHURE 14 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

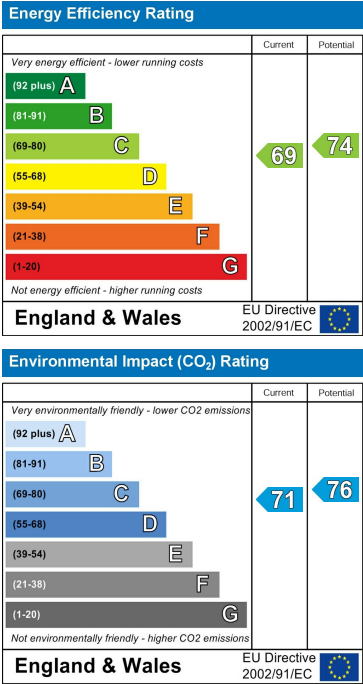
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.