



GRISDALES

PROPERTY SERVICES



27 Sunscals Avenue, Cockermouth, CA13 9DY

£1,250 Per Calendar Month

Sunscals Avenue occupies a great elevated position in a popular and sought after area of Cockermouth, this is a smashing five bedrooomed extended semi-detached house which offers perfect accommodation with lots of natural light. There's a cosy lounge/diner and a great family room including kitchen and sun room, ideal for relaxing in, and upstairs two stylish bathrooms and 5 good sized bedrooms (the 5th bedroom would make a perfect study). There's a driveway and a larger than average single garage as well as easy to maintain gardens to the front and rear.

Helping you find your perfect new home...

www.grisdales.co.uk

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ENTRANCE

The property is accessed via a composite door with inset frosted glazed panel and side panel. Leads into:

HALLWAY

Parquet flooring. Leads into:

LOUNGE

14'9" x 11'10" (4.51 x 3.61)



Television and telephone points; wall lights; gas fire with feature pebbles in pine surround and granite hearth; archway to dining area..

DINING AREA

12'6" x 7'10" (3.83 x 2.40)

With French doors to the rear garden.

KITCHEN

12'2" x 9'10" (3.71 x 3.01)



The kitchen is fitted with a range of base and wall units in high gloss cream with chrome handles with oak effect worktops over with dark wood splash-back and white tiling. Stainless steel sink with chrome mixer tap; plumbing for dishwasher; double electric oven with electric hob and extractor over; useful under stairs cupboard. Large opening through to:

SUN ROOM

12'5" x 10'7" (3.81 x 3.25)

A lovely light room ideal for relaxing or eating, with 4 windows and door to the rear.

UTILITY

10'7" x 5'10" (3.24 x 1.80)

With plumbing for washing machine; door to garage. Stainless steel sink unit.

LANDING



With doors to all bedrooms and both bathrooms.

BEDROOM 1

10'11" x 10'7" (3.35 x 3.25)



Double room with aspect to the front. 2 useful cupboards.

SHOWER ROOM

7'0" x 6'11" (2.15 x 2.11)



Large walk-in shower with low level wc and wash basin.

BEDROOM 2

10'7" x 9'8" (3.25 x 2.95)



Double room with rear aspect.

BEDROOM 3

14'2" x 10'7" (4.32 x 3.24)



Double room to the front with windows giving view to open countryside

BEDROOM 4

11'8" x 10'2" (3.58 x 3.11)



Double room with rear aspect

BEDROOM 5/STUDY

8'3" x 7'4" (2.52 x 2.24)



Single room with front aspect - ideal as a study,

FAMILY BATHROOM

7'8" x 6'2" (2.36 x 1.88)



White "Shower bath" with shower over and chrome rimmed screen; wash hand basin set into dark oak vanity unit and wc.; chrome ladder style radiator.

GARAGE

16'6" x 10'7" (5.03 x 3.25)



Housing central heating boiler.

EXTERNAL



A tarmac driveway leads to the front of the property and the single garage. A pathway to the side leads round to the rear of the property which has an open aspect with patio, lawn, raised deck area with shed.

DIRECTIONS

The property is best approached from the centre of Cockermouth via Station Street and Lorton Road. Shortly before leaving the town turn right into Towers Lane, then immediately right into Sunscals Avenue - follow the road round and the property is situated on the right hand side.

COUNCIL TAX

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

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.

*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 £288

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?

The property will be managed by your landlord but you will pay rent to 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?

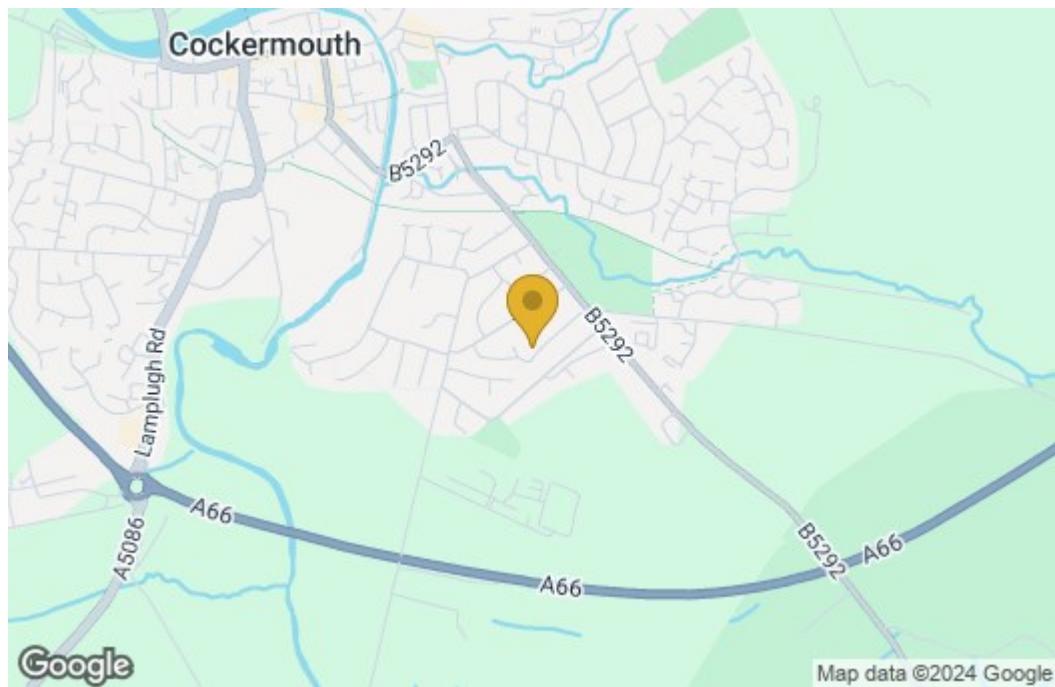
Please see our website for further information.

COVID-19 VIEWING GUIDELINES

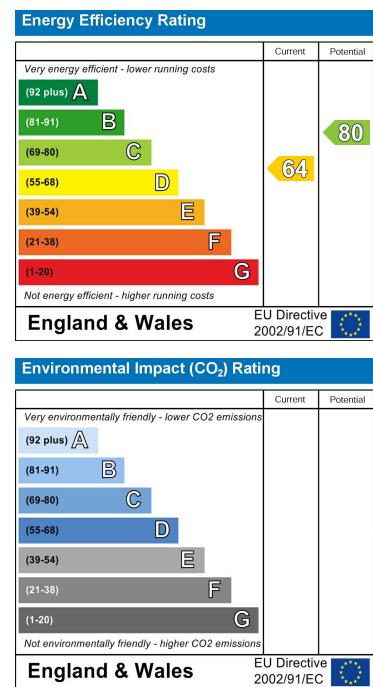
Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

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.