



## 40 Main Street, Cockermouth, CA13 0UL

**£585 Per Calendar Month**

Here we have a delightful two bedroomed mid terraced cottage located in the heart of Greysouthen, a popular village which sits perfectly for the west coast towns and industries as well as Cockermouth, the Lake District etc. Having been well maintained in the past it offers comfortable and cosy space, perfect for a single person or couple, and it benefits from gas heating, double glazing, off road parking and a small garden space to the rear.

All in all a great home, ready for a new tenant!

## THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

## ENTRANCE

The property is accessed via UPVC door into:

## INNER LOBBY

4'3" x 3'6" (1.31 x 1.07)

With hardwood glazed door leading into:

## LOUNGE

14'2" x 14'2" (4.33 x 4.33)



With feature fireplace. Television point. Window overlooking the front. Doors to the staircase and door leading into the kitchen.

## INNER LOBBY 2

With understairs cupboard with shelving. Space for fridge freezer. Step up into:

## KITCHEN

9'2" x 6'0" (2.80 x 1.83)



Fitted with a range of base and wall units in natural wood with laminate worktop over and white ceramic style tiled

splashback. Includes integrated electric oven with 4-ring hob over and stainless steel. Window overlooking the rear. Vinyl floor covering. Recessed shelf. Opening into:

## UTILITY AREA

8'4" x 5'2" (2.55 x 1.59)



With UPVC door to the rear. Cupboard housing boiler.

## STAIRCASE

Spiral stone staircase with hand rails leads to:

## FIRST FLOOR LANDING

Louvre fronted cupboards.

## BEDROOM 1

10'0" x 7'10" (3.06 x 2.39)



Double room. Louvre fronted cupboard walk-in cupboard with hanging rail.



## BEDROOM 2

10'9" x 6'11" (maximum) (3.30 x 2.11 (maximum))



With ceiling beam.

## BATHROOM

8'2" x 4'11" (2.50 x 1.52)



Fitted with wash basin and tiled splash back. Bath with chrome mixer tap. Wall mounted Triton shower and attachments. Low-level WC. Wood effect vinyl floor covering. Fitted round sanitary fittings with white ceramic tiles.

## EXTERNAL



Grassed area to the rear. Parking for one car within the parking area.

## DIRECTIONS

From the village hall at the top of the hill turn right and the property can be found after approximately 150 yards on the right hand side, towards the end of the village.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed 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.

\*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 £130.00.

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, Grisdals 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 Grisdals.

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.

## 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 Grisdals 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 to speak with our Protection Specialist.

## APPLICATIONS

Applications for the tenancy are to be made to Grisdals. The application form is on our website – please go to [www.grisdals.co.uk](http://www.grisdals.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 Grisdals, 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 Grisdals 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

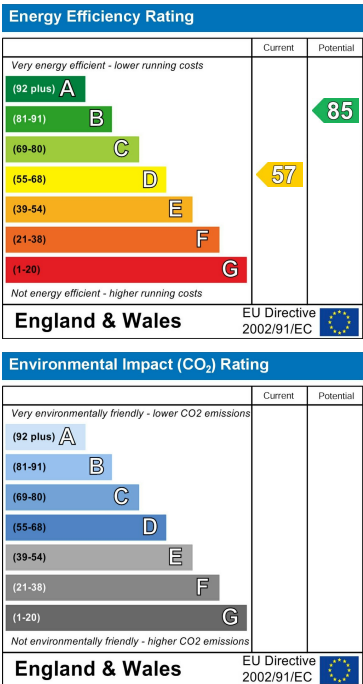
Floor Plan



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.