

The Saddlery High Brigham, Cockermouth, CA13 0TJ

£725 Per Calendar Month

Peacefully tucked away in a small development in the tranquil village of High Brigham is this charming two bedroomed cottage.

With bags of character, it's perfect for those seeking a quiet lifestyle while still being close to local amenities.

Downstairs there's a spacious open-plan lounge/kitchen/dining room with wood burning stove, creating a warm and inviting atmosphere and upstairs there are two double bedrooms and a modern bathroom. The kitchen is BRAND NEW!!

In addition to its charming interior, the property has the advantage of an external store room, a small patio and parking for one car.

THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

Entrance

The property is accessed via a stable type door with brass ironmongery and that leads into:

Utility Room

7'6" x 4'10" (2.31 x 1.49)

With slate flag floor, plumbing for washing machine and worktop, telephone point, wall mounted gas boiler. Leading into:

Inner Hall

With wooden stairs to the first floor, spotlighting and door leading into:

Open Plan Lounge/Diner/Kitchen

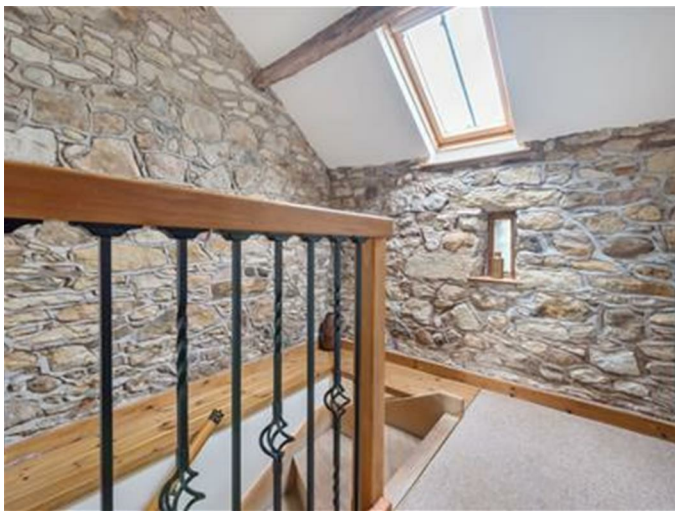
15'5" x 15'1" (4.70 x 4.62)



Fitted with a range of base and wall units including electric oven, hob and extractor fan and stainless steel sink. Space for fridge/freezer, slate flag floor.

The lounge comprises wood burning stove on slate hearth, ample space for a dining table; television point and patio doors onto the courtyard at the front.

First Floor Landing



With Velux roof light, feature stone wall and beams; cupboard.

Bedroom 1

12'10" x 8'5" (3.93 x 2.58)



A double room to the rear with vaulted ceiling, natural timber beams, spotlighting, stone wall features.

Bedroom 2

12'8" x 7'3" (3.88 x 2.21)



Double room with vaulted ceiling and natural timber beams, exposed stone wall, Velux roof light and cupboard.

Bathroom

6'3" x 5'5" (1.91 x 1.66)



Fitted with bath and shower over, wash basin, WC set into cream fronted vanity unit with laminate top. Fully tiled throughout and tiled floor, vaulted ceiling, timber beams, Velux roof light.

Externally

There is a small courtyard to the front of the property and a store room adjoining the property.

DIRECTIONS

From Cockermouth take the A66 in a Westerly direction and at the Brigham/Broughton turn, turn left towards Brigham. Go past the church and follow the road right round for about ½ mile and take the left turn back into Brigham. Proceed into the village, passing Lawson Garth and just as there is a right fork in the centre of the road turn left and this brings you into the development. The Saddlery is at the far end.

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 take a Holding Deposit from a tenant to reserve a property. This is one week's rent and for this property this will be £160.

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 to speak with 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

