



# GRISDALES

PROPERTY SERVICES



**20 Bellbrigg Lonning, Cockermouth, CA13 9DA**

**£825 Per Calendar Month**

A FABULOUS HOME!!! Just what you need and in a great location too.

Inside you'll find a very well presented lounge and a practical and well fitted kitchen with SMASHING VIEWS over the countryside and upstairs there are three bedrooms and a modern bathroom. Outside there are easy to maintain garden areas, parking on the road and there's also gas heating and double glazing too. Great location, convenient for the park, shop, school and bus route into town.

**Helping you find your perfect new home...**

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T: 01900 829 977 | E: [cockermouth@grisdales.co.uk](mailto:cockermouth@grisdales.co.uk)

**[www.grisdales.co.uk](http://www.grisdales.co.uk)**

## ENTRANCE

uPVC door with frosted glass panel and a frosted glass panel to the side. Leading into hallway

## HALLWAY

6'5" (max to staircase) x 4'9" (1.95 (max to staircase) x 1.45)

Radiator; opening to staircase; door leading to lounge.

## LOUNGE

13'0" x 12'4" (max) (3.96 x 3.75 (max))



Front aspect window; radiator; a coal effect gas fireplace with marble effect surround hearth and wooden mantle; TV point; telephone point; built in cabinet to one side of fireplace; door leading to dining kitchen.

## KITCHEN

10'8" x 10'0" (3.26 x 3.04)



Radiator; understairs storage; wall and base units with complementary work surface; inset 1 1/2 stainless steel sink; tiled splash back to work surface; freestanding electric cooker; overhead extractor hood; space for fridge/freezer; room for a small dining table to one corner. Door leading to utility room.

## UTILITY ROOM

7'3" x 4'4" (2.20 x 1.33)

Radiator; external doorway with large window pane, leading out to rear garden; space and plumbing for white good; wall units; door leading to small pantry with fitted light.

## STAIRS/LANDING

6'6" x 6'3" (1.99 x 1.90)

Loft access point; doors leading to bedrooms and bathroom.

## BEDROOM 1

13'11" x 8'10" (4.25 x 2.70)



Radiator; built in double wardrobe.

## BEDROOM 2

9'5" x 8'10" (2.86 x 2.70)



Double bedroom with rear aspect window; radiator; built in double wardrobe.

### BEDROOM 3

10'11" (max) x 6'3" (3.33 (max) x 1.90)



Single bedroom with front aspect; radiator; above staircase storage cupboard.

### BATHROOM

6'2" x 6'2" (1.89 x 1.89)



Rear aspect window with frosted glass; radiator; three-piece suite comprising bath with overhead shower, low level WC and wash handbasin. The room features a full tiled surround.

### EXTERNAL

The property features a front garden with a small lawn with surrounding border; shallow steps from pavement leading to front of property and side access point, including shed. Side access leads to rear garden where there is a patio area across the back of the property with outlook to the fells.

### DIRECTIONS

From Main Street in Cockermouth travel up Station Street; at first set of traffic lights (Sainsbury's) turn left into Lorton Street. Follow the road along, continuing over the bridge and around left hand bend onto Victoria Road. At the top of the road turn left and immediately Right into Windmill Lane. Follow the road all the way to the end then turn right onto Bellbrigg Lonning. the property can be found on the left hand side

### 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.

### HOLDING DEPOSIT

Grisdales takes a Holding Deposit from a tenant to reserve a property. This is one weeks rent and for this property will be £132.

own 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.

### RESTRICTIONS

At the landlord's request smokers are not permitted.

1 pet may be considered by the landlord

Tenants claiming Housing Benefit will not be permitted by the landlord.

### 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

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](http://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 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

## MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau Doing what's right for you.

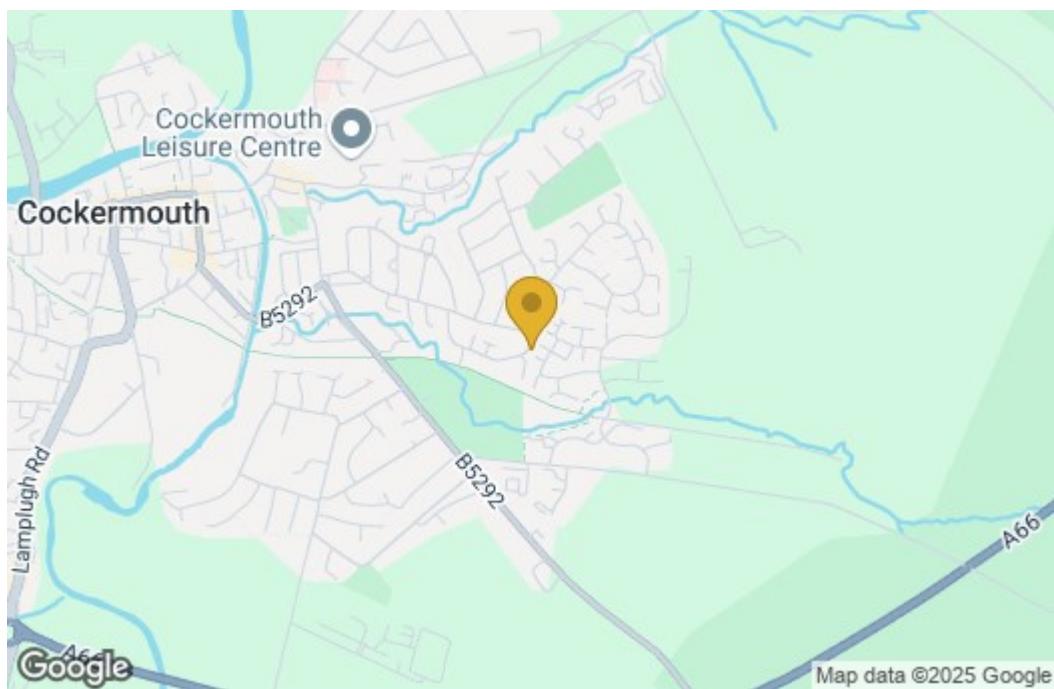
Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage

advice. The actual amount you pay will depend upon your circumstances.

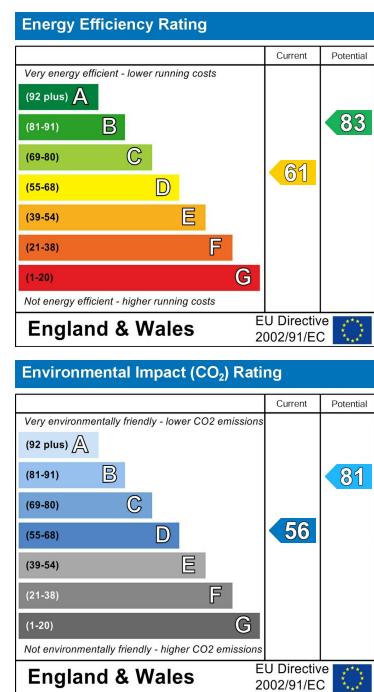
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

## 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.