



4 Whinfell Avenue, Cockermouth, CA13 9AL

£825 Per Calendar Month

NEW PHOTOGRAPHS COMING SOON.

There's just something special about this property - it has a lovely feel to it and it will make a perfect home for you!

Its surprisingly spacious internally with a smashing through lounge/diner, a practical kitchen and two double bedrooms. There are glimpses of the Lakeland fells to the rear and an attractive outlook to the front.

It also offers a drive and single garage, enclosed rear garden and gas heating and double glazing. Only a stone's throw from the town centre as well.....!

ENTRANCE HALL

With stairs to first floor. Oak flooring.

DINING ROOM

9'3" x 8'0" (2.82 x 2.44)



With oak flooring, spot lighting, cupboard and phone point.

LOUNGE/DINING ROOM

14'1" x 9'1" (4.29 x 2.77)



A lovely light and airy through room with varnished oak flooring, modern attractive gas fire in surround with marble hearth, television point. Double doors to rear garden.

STUDY

7'7" x 9'8" (2.31 x 2.95)

KITCHEN

11'11" x 11'3" (3.63 x 3.43)

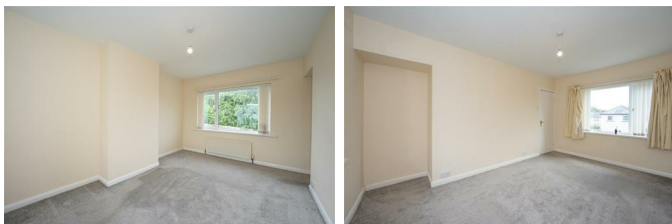


Practical and well fitted with a range of base and wall units in beech with blue/ green work surface over and tiling and incorporating double electric oven and gas hob, extractor fan, plumbing for dishwasher or washing machine. Space for table, spot lighting, wall mounted boiler, tiled floor.

FIRST FLOOR LANDING

BEDROOM ONE

11'7" at widest x 14'0" (3.53 at widest x 4.27)



Double room with dual aspect and views of the Lakeland Fells to the rear. Open outlook to the front.

BEDROOM TWO

9'4" at widest x 14'9" (2.84 at widest x 4.50)



With window to front aspect, radiator.

BATHROOM

11'3" x 5'7" (3.43 x 1.70)



Spacious room with bath and shower over, wash basin and w.c. Tiled floor

EXTERNALLY

There is a driveway leading to a single garage (16'2" x 10'8") and an easy to maintain front garden area.

To the rear the garden is laid to lawn with shrub and floral borders and apple trees. There is a shed and two patio areas

FACILITIES

Gas central heating.

DIRECTIONS

From Main Street proceed up Station Street and turn left into Lorton Street. Continue along over the bridge and up the hill and as the road bears right, turn left into Kirkgate/Windmill Lane whereupon Whinfell Avenue 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

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?

For peace of mind, the property will be managed by Grisdals.

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 for an FREE appointment to discuss this plan with Lewis Morgan, 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, 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 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

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.

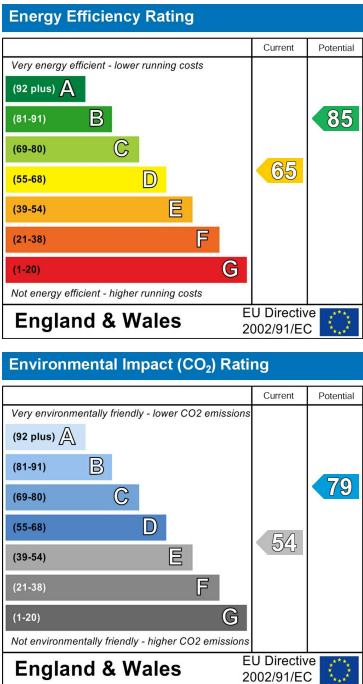
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

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