



**61 St. Helens Street, Cockermouth, CA13 9JG**

**£825 Per Calendar Month**

Ideally located just on the edge of town, yet still within a popular residential area, it's convenient for both primary and secondary schools, sports facilities, the town centre and some fabulous country walks. It offers three bedrooms and a bathroom upstairs and a lounge and dining kitchen on the ground floor. Apply, view and it could be yours!

## THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

## ENTRANCE

The property is accessed via a uPVC door with frosted glazing panels. Leads into:

## ENTRANCE HALLWAY

With wood effect vinyl floor covering. Stairs to the first floor and door leading into:

## LOUNGE

12'7" x 12'3" (3.86 x 3.75)

Fireplace recess and slate hearth. Television point. Large window overlooking the front. Wood effect vinyl floor covering.

## DINING KITCHEN

15'3" x 9'9" (4.66 x 2.98)

Fitted with a range of base and wall units in white gloss with laminate work top over and matching splashback. Includes integrated electric oven with 4-ring electric hob, glass splashback and extractor fan. Stainless steel sink with mixer tap. Plumbing for washing machine and 2nd appliance. Space for fridge freezer. Ample space for a dining table. Modern vertical radiator. Large window overlooking the rear. UPVC door to the rear and under stairs cupboard.

## FIRST FLOOR LANDING

Access into the loft.

## BEDROOM 1

13'5" x 9'1" (4.10 x 2.77)

Double room to the front with cupboard housing gas central heating boiler. Wood effect vinyl floor covering.

## BEDROOM 2

9'3" x 8'10" (2.82 x 2.70)

Double room to the rear. Wood effect vinyl floor covering.

## BEDROOM 3

10'7" x 6'2" (3.23 x 1.89)

Single room to the front. Wood effect vinyl floor covering.

## BATHROOM

6'1" x 5'6" (1.86 x 1.68)

Fitted with modern white suite comprising bath, with electric shower over, wash basin and WC set into white fronted vanity unit. Vinyl floor covering. Fully fitted throughout with waterproof panelling. Plastic panelled ceiling. Frosted window to the rear.

## PARKING

Parking is within the courtyard to the rear of the property.

## FRONT GARDEN

A path leads to the front door with a lawned area to the side.

## REAR GARDEN

Paved area.

## DIRECTIONS

From Main Street proceed into the Market Place which leads into St Helens Street. No 61 can be found on the right hand side just before Waste Lane.

## 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 from a tenant to reserve a property. This is one week's rent and for this property will be £190.

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 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](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.

### 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.

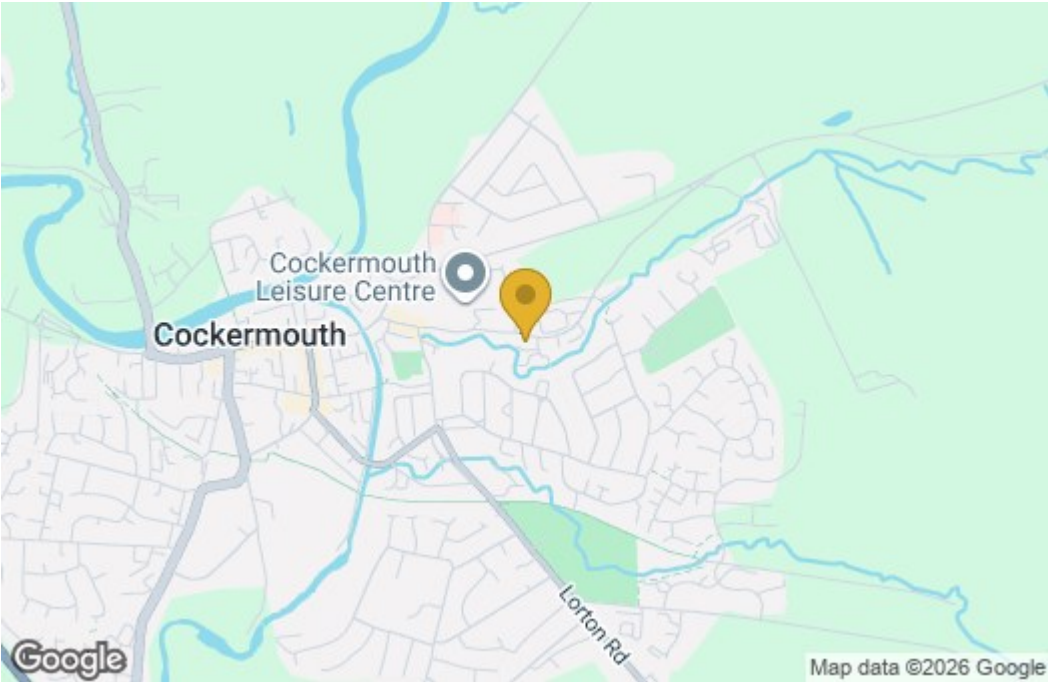
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

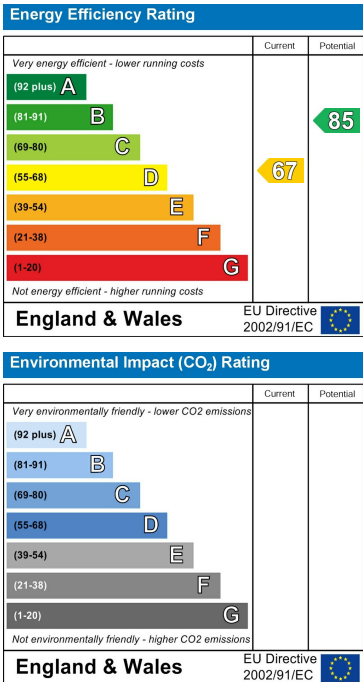


Floor Plan

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.