



# GRISDALES

PROPERTY SERVICES



## Stable Court Greysouthen, Cockermouth, CA13 0UF

**£795 Per Calendar Month**

Situated within a private courtyard setting, this immaculate home offers spacious and versatile accommodation, ideal for family living. The property features three generous double bedrooms, including the main bedroom with its own en suite, providing comfort and privacy.

At the heart of the home is a large family kitchen diner, designed as the perfect space for both everyday living and entertaining. The kitchen offers ample workspace and storage, with plenty of room for dining and socialising. Complementing this is a separate utility room.

The property also benefits from a dedicated study, ideal for home working, studying, or creating a quiet retreat.

Externally, the property enjoys the benefit of a patio area providing an ideal space for outdoor seating. The home also benefits from allocated parking for added convenience.

Helping you find your perfect new home...

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

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

## ENTRANCE

Giving access to the utility room, kitchen and dining room.

## LOUNGE

16'1" x 16'0" (4.89 x 4.87)



two windows, coal effect fire with marble surround leading

## DINING AREA

11'10" x 10'1" (3.61 x 3.07)



## KITCHEN

16'9" x 15'7" (5.11 x 4.76)



exposed beams, large white marble effect tiled splashbacks, lino flooring, glazed entrance door, range of base units in oak with cream surface over, 1.5 bowl cream sink with tap over, free

standing candy fridge with ice box, free standing cooker with black extractor fan over leading to:-

## REAR ENTRANCE HALL

Carpet and white door to utility room leading to:

## UTILITY ROOM

6'0" x 7'3" (1.84 x 2.22)



exposed beams, wall mounted boiler, range of base units with white tiled splash back, stainless steel sink with swan, double doors to rear lounge leading to:-

## REAR LOUNGE / STUDY



Exposed beams leading to:-

## STAIRS AND LANDING

wood rail, exposed beams leading to:-

## BEDROOM ONE

14'8" x 16'0" (4.46 x 4.87)



Large double room with exposed beams, 2 double fronted walk in wardrobe with large hanging rail, glazed door to ensuite leading to ensuite:

## EN-SUITE

6'0" x 7'3" (1.84 x 2.21)



Exposed beam, extractor fan, WC, wash basin, shower tray and electric shower leading to:-

## BEDROOM TWO

10'11" x 13'4" (3.32 x 4.07)



A light airy large double with exposed beams, 1 window, built in wardrobe with large hanging rail leading to :-

## BEDROOM THREE

12'3" x 9'5" (3.73 x 2.88)



Double room leading to bathroom:-

## BATHROOM

15'9" x 8'8" (4.79 x 2.65)



white shower tray, panelled bath, wash basin, WC, extractor fan.

## EXTERNALLY

There is a raised slabbed patio area and ample parking.

## FACILITIES

Heating is by way of gas central heating.

## DIRECTIONS

From Cockermouth take the A66 and at the Brigham/Broughton junction turn left signposted to Brigham. Past the church and follow the road round right for approximately one mile. Past Brigham School and continue along for a further half mile and turn left, signposted Greysouthen. Proceed up the hill into the village and take the first right turn by the modern bungalow on the right. Proceed down the hill, turn left into Town Head Farm and into the development, where the property can be found at the head of the courtyard by the car port.

## THE RENT

The rent is paid on a calendar monthly basis, in advance, and excludes all charges for services, Council Tax etc.

## DAMAGE DEPOSIT

A deposit will be paid by the tenant, prior to the commencement of the tenancy, equivalent to five weeks rent.

This 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 in accordance with the Tenancy Agreement.

## RESTRICTIONS

At the landlords request pets or smokers are not permitted. Tenants claiming Housing Benefit will not be permitted by the landlord.

## THE TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy.

## IMPORTANT INFORMATION / 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 for viewing. This is particularly important if you are contemplating travelling some distance.

## 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.

## 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 £124.

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.

## PROOF OF IDENTITY

When you apply for a property to rent through Grisdales, you will be required to provide identification. This can be in the form of:

- Valid passport
- Valid photo card driving licence
- National Insurance Certificate
- Firearms Certificate
- Birth Certificate

## WHO WILL LOOK AFTER THE PROPERTY?

The property will be managed by your landlord.

## INSURANCE

You are required to 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 of Contents and Schedule of Condition. 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.

## WHAT HAPPENS NEXT?

Please see our website for further information.

## 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.

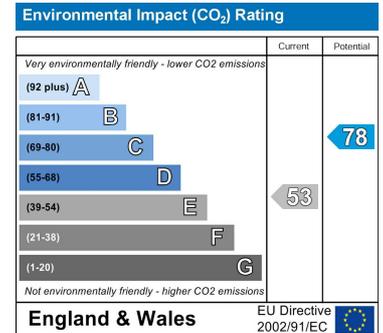
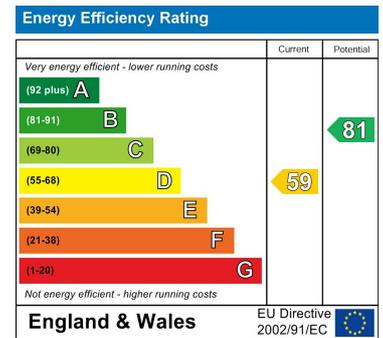
Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed. To find out how we can help you realise your dreams, 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.