



1 The Old Pumphouse, Cockermouth, CA13 0JN

£850 Per Calendar Month

FLANKING AN OXBOW MEANDER, 1 The Old Pumphouse is quite amazing and you will never find another location quite like this in Cockermouth. It sits alongside the River Derwent and the balcony at first floor level is just the perfect place to sit and enjoy your evening drink as the sun goes down.

The accommodation is spacious, light and airy. Importantly, there's a single garage and a useful store - also use of a communal area along the river bank for enjoying the environment.

THIS WILL BE A 12 MONTH TENANCY

ENTRANCE

Door leading into inner hall with steps down to the kitchen and lounge and stairs to the first floor landing.

LOUNGE

17'1" x 13'0" (5.21 x 3.96)

Smashing room with space for a dining table and tv point. Patio door leading onto balcony and the most lovely views of the River Derwent and the town beyond.

KITCHEN

10'0" x 9'0" (3.05 x 2.74)

Well fitted with a good range of base and wall units and ample work surface over. The kitchen includes 1½ brown plastic sink unit, integrated fridge, freezer, electric oven with electric hob over and washing machine. Small breakfast bar and tiled floor.

STAIRCASE

The staircase leads up to a first floor landing.

BEDROOM ONE

11'0" x 9'0" (3.35 x 2.74)

A lovely room with two windows, one overlooking the river, and an opening leading into:

DRESSING AREA

10'0" x 9'0" (3.05 x 2.74)

A large dressing area or nursery with a range of built in cupboards.

BEDROOM 2

8'0" x 6'0" (2.44 x 1.83)

With arch window overlooking the River Derwent.

FAMILY BATHROOM

8'0" x 5'0" (2.44 x 1.52)

Well fitted with a bath and shower over, wash hand basin and wc. Spotlighting and tiled floor.

FIRST FLOOR LANDING

From the landing there is a further staircase leading to the second floor.

BEDROOM 3

23'1" x 12'0" (7.04 x 3.66)

A smashing light and airy room with two Velux windows and an attractive arch window over looking the town. Understairs cupboard, spotlighting and ample space for two to three beds and a sofa.

EXTERNALLY

There is a balcony at first floor level which gives the most magnificent views of the River Derwent, the town and the countryside beyond leading to the Lakeland Fells.

There is a shared drive leading into a single garage.

There is use of a shared drying area and a locked store room accessed via an internal staircase.

FACILITIES

Gas central heating and double glazing.

DIRECTIONS

From Main Street proceed out of Cockermouth going over Gote Bridge onto Gote Road. At the James Walker factory, turn left into Papcastle and after about 100 yds the property can be found on the left hand side, displaying a Grisdales "To Let" board.

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 / VIEWING

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 £196

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.

RESTRICTIONS

At the landlords request pets or smokers are not permitted. Due to the nature of the property (the fact that it is so close to the river, there is no garden), it is not particularly suitable for children.

THE TENANCY

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

WHO WILL LOOK AFTER THE PROPERTY?

The property will be managed by your landlord.

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, 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 UKs 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 whats 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.

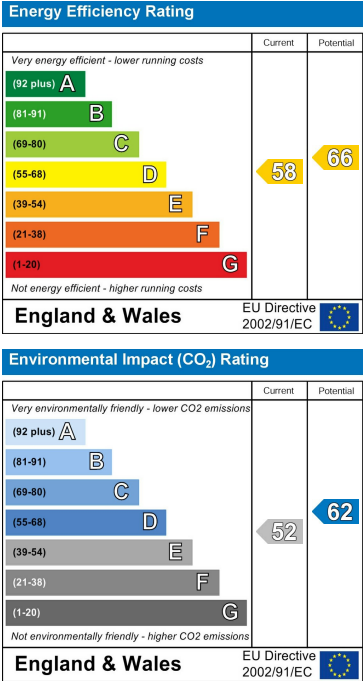
COVID-19 VIEWING GUIDELINES

Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

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.