



# GRISDALES

PROPERTY SERVICES



**69 Clarendon Drive, Whitehaven, CA28 9SD**

**£950 Per Month**

PLEASE APPLY ON OUR WEBSITE

Located on the exclusive Edgehill Park Development which has been blended seamlessly with the areas heritage and landscape.

This stylish property has been superbly finished and is looking for its next tenants - could this be you????

This fabulous semi-detached property is available ||March. With modern & contemporary fixtures and fittings throughout, as well as driveway parking for two cars and an enclosed rear garden. You'll have to be quick as this three bedroomed home will not be available for long.

Helping you find your perfect new home...

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

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T : 01946 693 931 | E : whitehaven@grisdales.co.uk

## ENTRANCE HALL

Radiator.

## LOUNGE

15'8" x 9'11" (4.781 x 3.017)



Two double glazed windows, radiator, TV and telephone point.

## CLOAKROOM

6'3" x 3'4" (1.898 x 1.016)



Double glazed window, radiator, WC, wash hand basin, extractor fan.

## KITCHEN - DINER

16'7" x 9'2" (5.044 x 2.782)



Double glazed window and french door leading into garden, a range of wall and base units with complementary work surfaces, stainless steel five ring gas hob, extractor hood, stainless steel double electric oven, stainless steel built-in microwave oven, integrated washing machine and dish washer, inset stainless steel sink unit, radiator.

## STAIRCASE AND LANDING

Loft access hatch.

## BEDROOM ONE

7'4" x 9'2" (2.231 x 2.802)



Single in size, double glazed window, radiator, TV point.

### BEDROOM TWO

9'3" x 8'11" (2.807 x 2.723)



Double in size, double glazed window, radiator, TV point.

### BATHROOM

5'7" x 8'6" (1.699 x 2.588)



Double glazed window, bath with shower attachments, radiator, WC, wash hand basin extractor fan.

### BEDROOM THREE

12'3" x 10'8" (3.731 x 3.259)



Double in size, double glazed window, radiator, telephone and TV point.

### EN SUITE

3'11" x 7'8" (1.198 x 2.342)



Large shower cubicle, wash hand basin, WC, radiator, extractor fan.

### EXTERNALLY



Split level, enclosed garden to the rear of the property with a patio and grassed area. To the front of the property there is driveway parking for two cars.

## FACILITIES

Heating is by way of central heating.

## DIRECTIONS

Head west on Irish St/B5345 towards Howgill St, Turn left onto New Town/B5345, continue to follow B5345 for 0.2 mi. At the roundabout, take the 2nd exit onto Preston St/B5345. Continue to follow B5345, then take a slight left onto Meadow View/B5345. Turn right onto Wilson Pit Rd and you will see the Edgehill Park Development on the right.

## COUNCIL TAX

Cumberland Council advise that this property is in Tax Band B.

## THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes 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.

## THE TENANCY

The property is offered on a 12 month Assured Shorthold Tenancy.

## THE CONSUMER PROTECTION REGULATIONS 2008

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.

## 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 £219. 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.

## 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](http://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.

## 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

## WHO WILL LOOK AFTER THE PROPERTY?

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. Please see Grisdals for full details on this.

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.

## 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 a 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

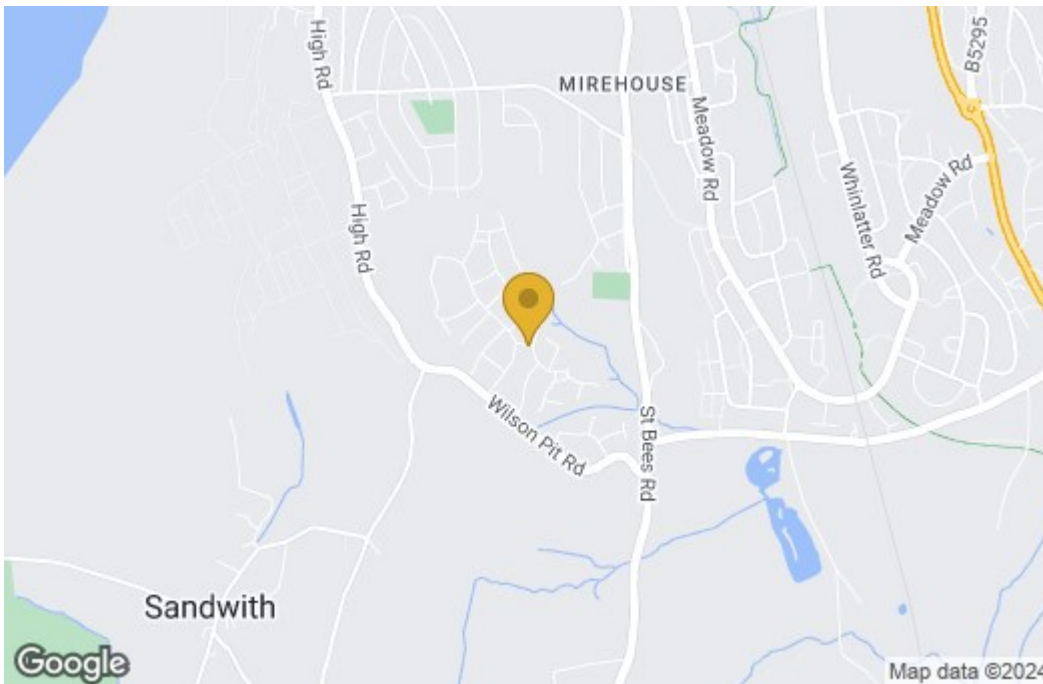
Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK. Our advice will be specifically tailored to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

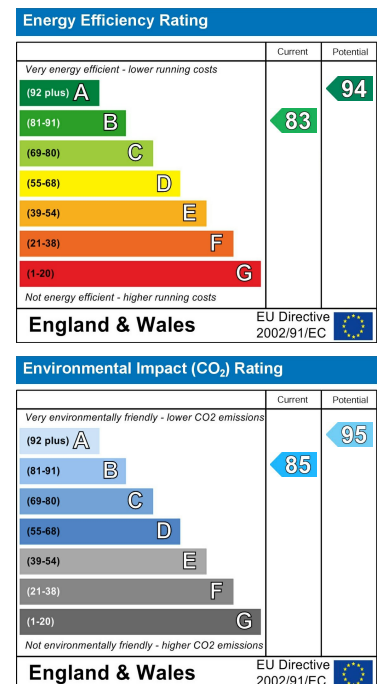
Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. To find out how we can help you realise your dreams, just call your nearest Grisdales office.

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.