



# GRISDALES

PROPERTY SERVICES



**1 Mill Street, Whitehaven, CA28 7QS**

**£650 Per Calendar Month**

PLEASE APPLY ON OUR WEBSITE

AVAILABLE MID APRIL!! Fancy living in the heart of the town, within a stones throw of a historic harbour area, shops, restaurants and so much more? Then this is the next move you should make. Available part furnished, this lovely cute and cosy home has much to offer the right tenant. Two bedrooms, living room, kitchen with a dining area and a shared rear patio access area.

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](mailto:whitehaven@grisdales.co.uk)

## ACCOMMODATION

### LOUNGE

13'0" x 15'5" (3.967 x 4.691)



Double glazed window, gas fire, radiator, TV point, telephone point.

### KITCHEN/DINER

9'9" x 13'0" (2.984 x 3.972)



Range of wall and base units, two double glazed windows, radiator, stainless steel electric oven, four ring ceramic hob, stainless steel extractor hood, integrated fridge, inset stainless steel sink unit, table with four matching chairs.

### UTILITY ROOM



Wall & base units, radiator, washer/ dryer, wooden door leading to shared yard.

### BEDROOM

12'2" x 12'11" (3.711 x 3.932)



Double in size, double glazed window, radiator, wardrobe, bedside table.

### BATHROOM

6'8" x 5'6" (2.027 x 1.684)



Double glazed window, wash hand basin, W.C, bath with overhead shower, extractor fan.

## BEDROOM

9'10" x 7'1" (2.990 x 2.164)



Double in size, double glazed window, radiator, double bed, bedside table, chest of drawers, built in storage cupboard.

## EXTERNALLY

There is a shared yard to the rear. Parking is by way of on street parking.

## FACILITIES

Heating is by way of gas central heating

## DIRECTIONS

From Lowther Street, follow Irish Street turning left onto Howgill Street. Continue along Howgill street onto Catherine Street Street. Mill street can be found further along on the Right hand side.

## 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 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.

## THE TENANCY

The property is offered on a 6 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.

## 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

## 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. Please see Grisdales 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 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.

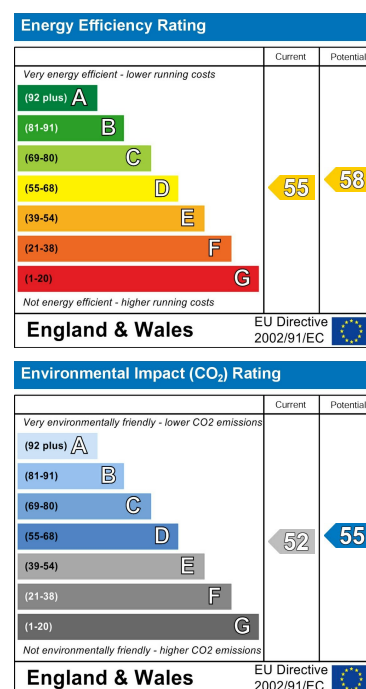
Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. To find out how we can help you realise your dreams, just call your nearest Grisdals office.

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.