



GRISDALES

PROPERTY SERVICES



31 Clyde Way, Whitehaven, CA28 9BQ

£1,100 Per Month

PLEASE APPLY ON OUR WEBSITE

This fabulous family home on the ever popular Edge Hill Development in Whitehaven offers great living space and accommodation! With added benefits of off road parking for 2 vehicles and private garden! The interiors have been thoughtfully picked out and ooze elegance right though with three double bedrooms, two bathrooms alongside a light and airy lounge, contemporary kitchen dining room, a handy ground floor W.C. and office for all those home working needs. Offered on a furnished or unfurnished basis.

Helping you find your perfect new home...

www.grisdales.co.uk

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

THINGS YOU NEED TO KNOW

The property benefits from Mains water and drainage, mains gas and double glazing throughout.

ENTRANCE

Via mint green composite front door, into:

HALLWAY

15'5" x 4'0" (4.70 x 1.24)

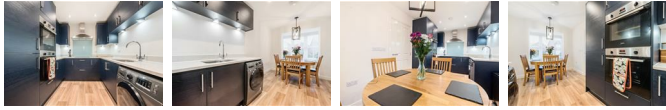
With radiator, understairs storage cupboard, stairs to first floor and doors to:

DOWNSTAIRS WC

Two piece suite comprising of WC and sink. Radiator, front aspect frosted window, ceiling extractor fan.

KITCHEN DINER

17'3" into bay x 8'2" (5.28 into bay x 2.49)



Range of dark blue wooden wall and base units with marble worktops, built-in Zanussi double ovens, large stainless steel extractor fan with splash-back, inset stainless steel sink unit with marble drainer, plumbing for washing machine, light brown wooden flooring, modern under-unit spotlights, integrated fridge and separate integrated freezer, ceiling extractor fan, radiator, front aspect double glazed bay window.

LOUNGE

17'1" x 15'10" (5.21 x 4.83)



Light brown wooden flooring, two radiators, telephone point, television point, two Velux windows, double glazed patio doors leading to rear garden.

FIRST FLOOR LANDING

With doors leading to:

BATHROOM



Three piece suite comprising of WC, sink, bath with tap fitted shower head and modern electric wall mounted shower. Front aspect frosted double glazed window, stainless steel ladder style radiator, neutral marble effect wall tiles, ceiling extractor fan.

BEDROOM 3

12'4" x 8'7" (3.78 x 2.62)



Front aspect double glazed window, radiator, double in size.

BEDROOM 2

13'5" x 8'7" (4.09 x 2.64)



Rear aspect double glazed window, radiator, double in size.

STUDY (BEDROOM 4)

11'3" max x 6'7" (3.43 max x 2.03)

Rear aspect double glazed window, radiator, single in size.

SECOND FLOOR LANDING

With door leading to:

BEDROOM 1

21'9" x 11'10" (6.63 x 3.63)



Attic style bedroom with front aspect double glazed windows and rear aspect double glazed Velux window, two radiators, Vaillant heating system wall mounted thermostat.

Door leading to:

EN SUITE SHOWER ROOM



Three piece suite comprising of walk-in shower with two shower heads, WC and sink. Modern wall tiles with matching floor and shower tiles, radiator, Velux window, cupboard housing the Vaillant boiler, shaving points.

EXTERNAL



DIRECTIONS

In Whitehaven Town Centre, head west on Irish St/B5345 towards Howgill St. Turn left onto New Town/B5345 and 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. Take the 2nd right onto Clarendon

Dr and Clyde Way can be found by following Clarendon Drive around to the left hand side.

THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

COUNCIL TAX

We have been advised by Cumberland Council that this property is placed in Tax Band C.

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, Tenants, Tenancy Application form. Please complete this form electronically and once we have received it we will discuss your application with the landlord and then arrange a viewing of the property. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further online application form for Goodlord, 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 £253.00. 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 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?

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. 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 a FREE appointment to discuss this plan with Kirsty, 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.

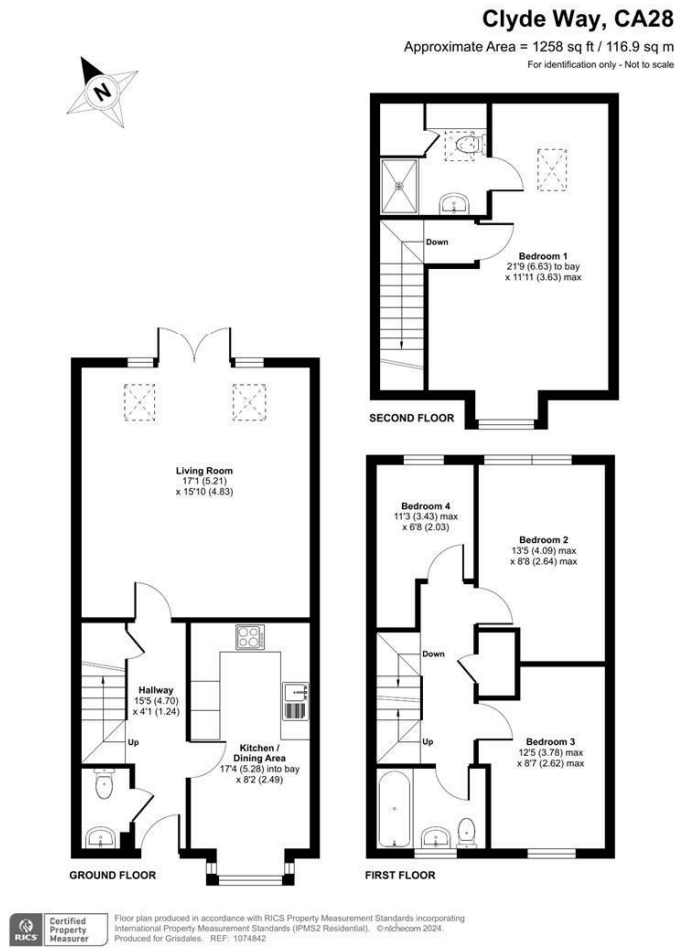
Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

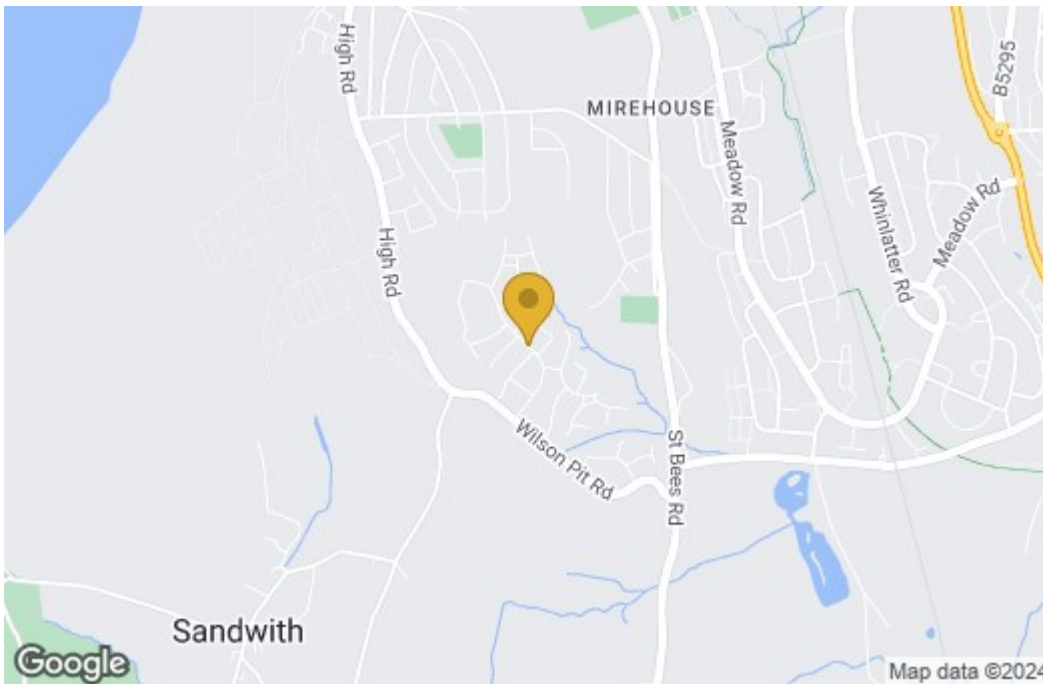
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

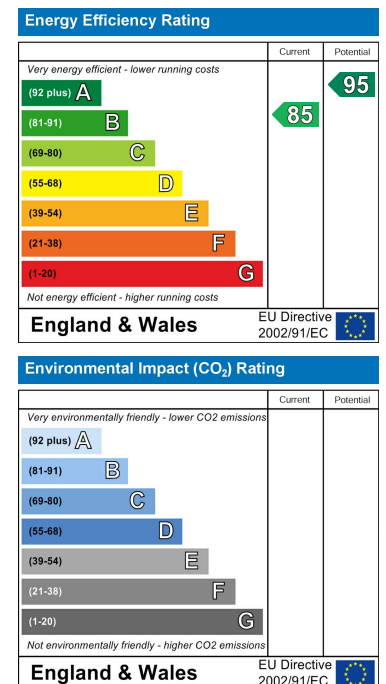
Floor Plan



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.