



# GRISDALES

PROPERTY SERVICES



## Oakfield Court, Whitehaven, CA28 6TG

**£925 Per Month**

PLEASE APPLY ON OUR WEBSITE

This spacious property is tucked away in a quiet corner is waiting for the right tenants - a chance to acquire an unfurnished home at a very reasonable price in today's market.

With four bedrooms and large gardens this property would make an ideal family home. Located in a highly desirable residential estate in the harbour town of Whitehaven be quick to enquire.

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)

## THINGS YOU NEED TO KNOW

Gas central heating and double glazing.

### ENTRANCE HALL

Double glazed door, radiator.

### OFFICE

13'8" x 12'8" (4.17 x 3.87)



Three double glazed windows, built-in storage shelves, storage cupboard with hanging rail.

### CLOAKROOM

8'1" x 3'7" (2.47 x 1.10)

Double glazed frosted window, radiator, wash hand basin, WC.

### LOUNGE

19'6" x 12'8" (5.96 x 3.87)



Double glazed window, radiator, log burner, telephone point, TV point.

### HALLWAY

Radiator, two storage cupboards with hanging rails.

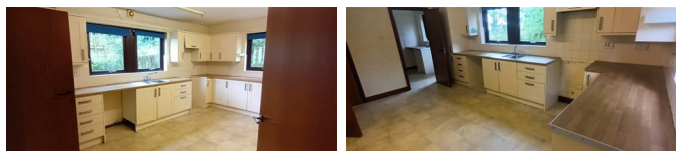
### DINING ROOM

14'6" x 10'4" (4.43 x 3.15)

Double glazed French doors leading to rear garden, radiator.

### KITCHEN

16'1" x 10'10" (4.92 x 3.32)



Three double glazed windows, radiator, range of cream wooden wall and base units with complementary work surfaces, extractor hood, inset stainless steel sink unit, telephone point.

### UTILITY

8'5" x 8'0" (2.58 x 2.46)

Cream base units, radiator, double glazed window, double glazed door, plumbing for washing machine, sink and drainer.

### BEDROOM ONE

12'1" x 10'10" (3.69 x 3.32)



Double in size, double glazed side aspect window, radiator, Velux window, storage cupboard, sink.

### BEDROOM TWO

14'7" x 12'0" (4.45 x 3.68)



Double in size, Velux window, radiator.

### BEDROOM THREE

12'8" x 12'0" (3.88 x 3.67)



Double in size, side aspect double glazed window and Velux window, radiator.

## BEDROOM FOUR

12'9" x 12'0" (3.90 x 3.67)



Side aspect double glazed window plus Velux window, double in size, radiator, two large storage cupboards.

## BATHROOM

11'2" x 5'8" (3.41 x 1.73)



Wash hand basin, bath, extractor fan, storage cupboard, Velux window, uPVC wall panelling.

## SHOWER ROOM



WC, wash hand basin, radiator, storage cupboard, shower cubicle, Velux window.

## EXTERNALLY



There are large gardens to the front and rear of the property, there is a single garage (with light and a large gated driveway).

## DIRECTIONS

Travelling South along the A595 on the Loop Road turn left into Hillcrest Avenue. Follow the road until you reach the end. Take the next left onto Highfields and the first left onto Oakfield Court. The property can be found at the end of the cul-de-sac.

## COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) that this property is placed in Tax Band D.

## 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 Gridsdales. The application form is on our website – please go to [www.gridsdales.co.uk](http://www.gridsdales.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

Gridsdales takes a Holding Deposit from a tenant to reserve a property. This is one weeks rent and for this property will be £213.00. 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, Gridsdales 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 Gridsdales.

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?**

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.

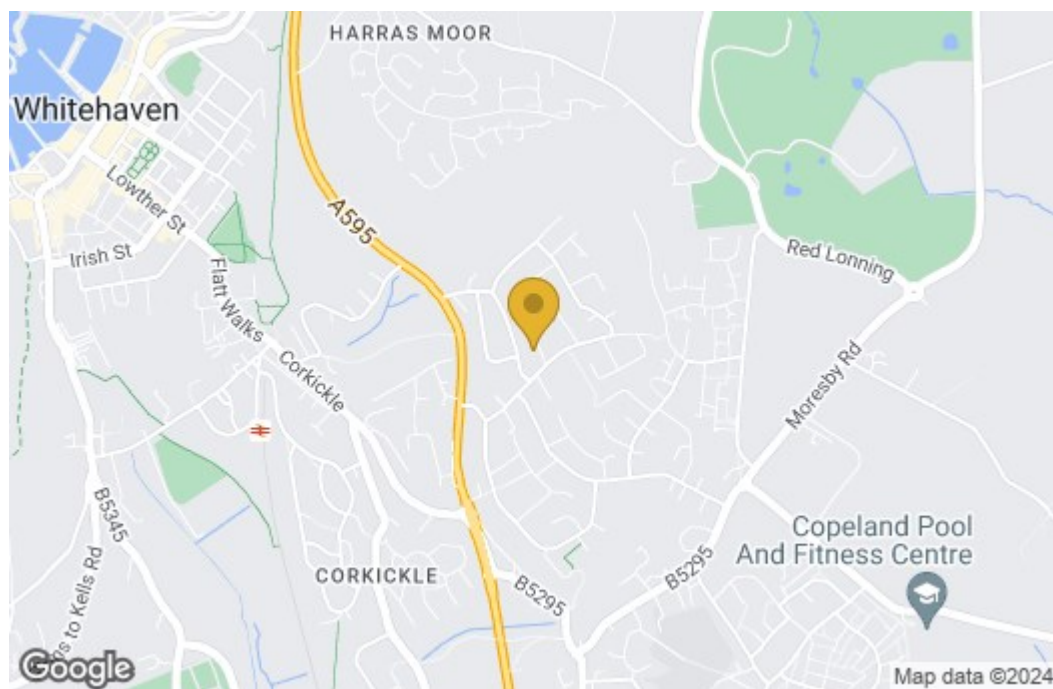
The Landlord will not be responsible for any damage caused to your belongings unless it is caused by an act or omission by the Landlord or Agent, which invalidates any insurance you do have.

## **RENTAL PROTECTION PLAN**

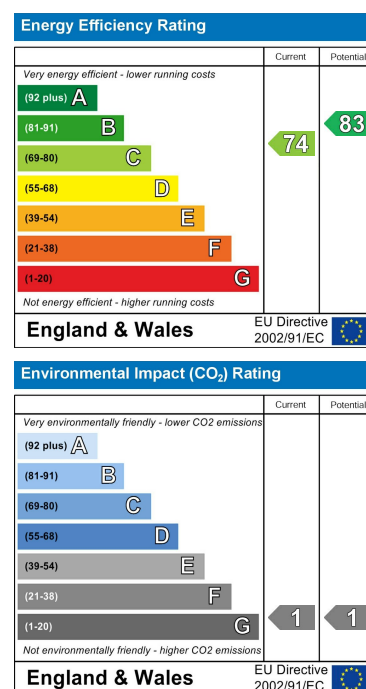
Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? – Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love, should the unexpected happen during the length of the plan – Ask for a FREE appointment to discuss this plan with Kirsty, our Protection Specialist.

## 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.