



GRISDALES

PROPERTY SERVICES



2 Irish Street, Whitehaven, CA28 7BY

£795 Per Month

PLEASE APPLY ON OUR WEBSITE

This contemporary Town House offers light and airy living space over three floors right in the heart of this Georgian town. Set within walking distance of all you need both by day and at night - plus it's a stones throw from the harbour area.

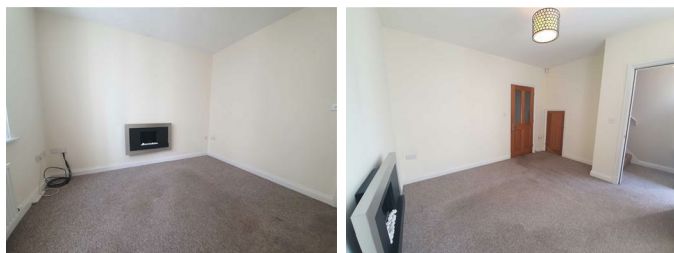
The property has three bedrooms, one with an en suite plus a full family bathroom, light and airy living spaces, contemporary fittings with a lovely kitchen. It is available on an unfurnished basis and is located in the heart of the town, close to the Market Place being within level walking distance of all Whitehaven has to offer by way of shops, supermarkets, leisure amenities.

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

LOUNGE



Two double glazed sash windows, radiator, attractive modern electric fire, under stairs store and provision for Sky television.

KITCHEN/DINER



Excellent range of fitted wall and base units in cream with contrasting work surfaces and tiled surrounds, inset one and a half bowl stainless steel sink unit, built in stainless steel cooker, stainless steel extractor hood, built in dishwasher, built in fridge/freezer, plumbing for washing machine, recessed lighting and radiator.

CLOAKROOM



Low level flush W.C, wash hand basin and radiator.

BATHROOM



Central oval bath, pedestal wash basin, low level flush W.C, tiled shower cubicle, double glazed window, extractor fan and chrome radiator/ towel rail.

BEDROOM



Double in size, two double glazed windows, radiator, television point and a door adjoining the bathroom.

BEDROOM



Double in size, two double glazed windows, telephone point, television point, radiator and built in wardrobe.

ENSUITE



Tiled shower cubicle, pedestal wash basin, low level flush W.C, double glazed roof light, extractor fan, recessed lighting, double glazed roof light and chrome radiator/ towel rail.

BEDROOM



Double in size, double glazed window and television point.

EXTERNALLY



Externally there is an enclosed yard to the rear.

FACILITIES

Heating is by way of gas central heating with an electric fire in the lounge.

DIRECTIONS

From Grisdales office on King Street on foot turn right along King Street and turn left onto The market place, and at the bottom of the road, turn left onto Irish street.. The property can be found further along the road on the left 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.

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 £183. 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.

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. 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

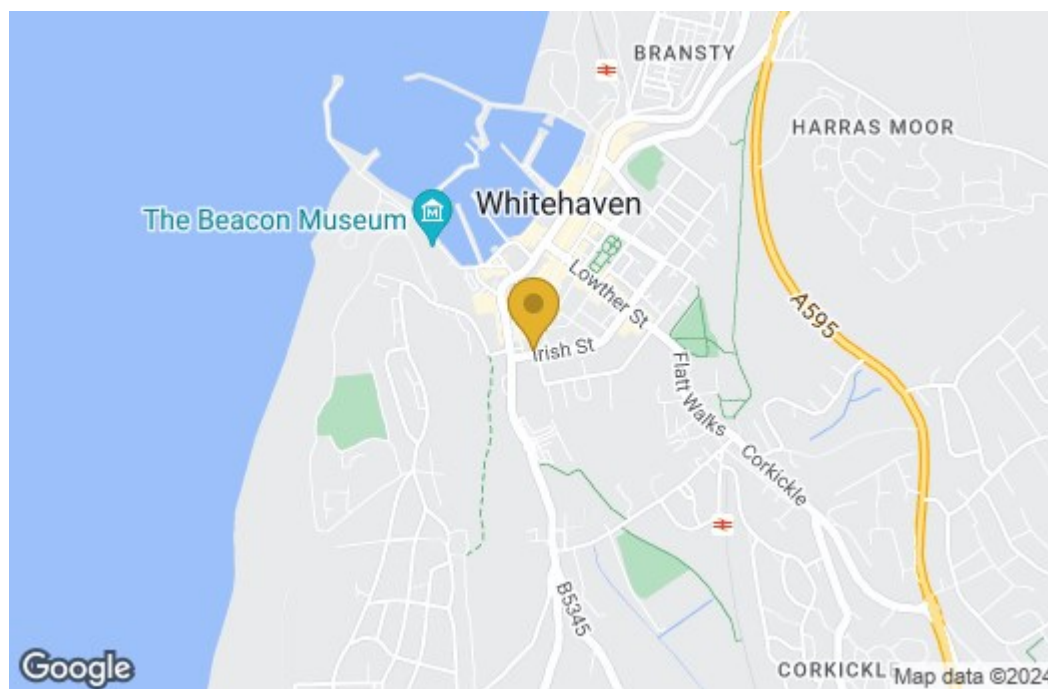
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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. To find out more about how we can assist you, just call your nearest Grisdales office.

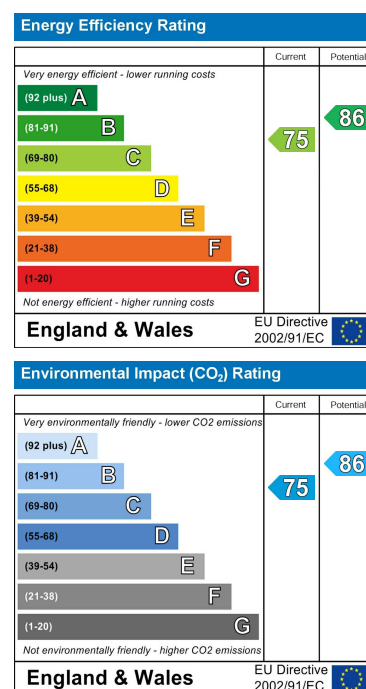
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.