



# GRISDALES

PROPERTY SERVICES



## 6 Hope Drive, Whitehaven, CA28 9BU

**£975 Per Month**

PLEASE APPLY ON OUR WEBSITE

This BRAND NEW fabulous home on the ever popular Edge Hill Development in Whitehaven offers great living space and accommodation! With added benefit of private garden!

The interiors have been thoughtfully picked out and ooze elegance right through with two doubles (one with en suite) and a single bedroom, bathroom / cloakroom alongside a light and airy lounge, contemporary kitchen dining room... Allocated parking as an added bonus! Offered on an unfurnished basis, this property is available NOW!

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)



## ENTRANCE



The property is entered via green composite door leading into:

## HALLWAY

Radiator; stairs to first floor; wall mounted Vaillant heating thermostat. Doors eading to:

## DOWNSTAIRS WC

Two piece suite comprising of WC and sink. Radiator. Front aspect frosted double glazed window. Grey wall tiling.

## LOUNGE

16'4" x 12'0" (4.99 x 3.66)



Front aspect, double glazed window. Radiator. Wall mounted media panel. Door leading to:

## KITCHEN/DINER

15'2" x 10'9" (4.64 x 3.30)



A range of pale grey wooden wall and base units with complementary work surfaces. Grey inset sink and drainer unit. Integrated fridge/freezer. Electric oven and induction hob with overhead chrome extractor fan and stainless steel splashback. Radiator. Under stair storage cupboard. French doors leading to rear external.

## FIRST FLOOR LANDING

Access to loft. Cupboard housing Vaillant boiler. Doors leading:

## BATHROOM

6'5" x 5'5" (1.98 x 1.67)



3-piece suite comprising of bath with tap shower head, WC and wash hand basin. Rear aspect frosted, double glazed window. Grey wall tiling. Chrome ladder style radiator.

## BEDROOM 1

12'0" x 8'4" (3.67 x 2.55)



Front aspect, double glazed window. Radiator, double in size. Door leading to:

## EN-SUITE

8'3" x 3'5" (2.53 x 1.05)



3-piece suite comprising of walk-in shower with two shower heads, WC and wash hand basin. Grey wall tiling, chrome ladder style radiator.

## BEDROOM 2

10'8" x 8'4" (3.27 x 2.56)



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

## BEDROOM 3

7'8" x 6'6" (2.35 x 1.99)



Front aspect, double glazed window. Radiator, single in size.

## EXTERNAL



Glass lawn with paved patio area and pathway. Parking to the left of the property.

## 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 Hope Drive can be found at the top of the Road on the right hand bend.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is not yet assessed for Tax Banding.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

## THE CONSUMER PROTECTION REGULAT

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. This is particularly important if you are contemplating travelling some distance to view the property.

## 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.

Alternatively, ask Grisdales about the ZERO DEPOSIT GUARANTEE which is available for this property (subject to conditions). Costs are a set up fee of £49 and a payment equivalent to one weeks rent. After that there is an annual renewal fee of £17.50 paid to Zero Deposit.

## HOLDING DEPOSIT

Grisdales takes a Holding Deposit for from a tenant to reserve a property. This is one week's rent and for this property will be £225. 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.

## THE TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy.

## WHO WILL LOOK AFTER THE PROPERT

The property will be managed by your landlord but you will pay rent to 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.

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.

It is recommended that you hold adequate insurance to protect against accidental damage caused by the Tenant to the Landlords Fixtures and Fittings at the premises as described in the Inventory. You should also consider insuring your own possessions. Please speak to Grisdals for further information.

## 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.

## 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

## 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.

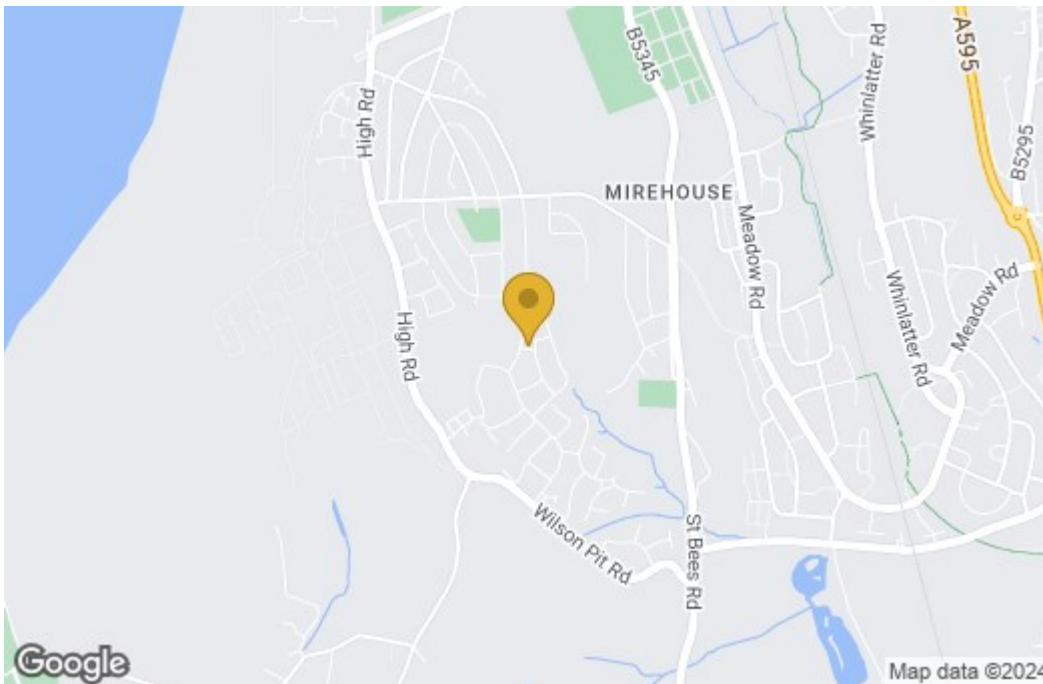
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdals office.

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

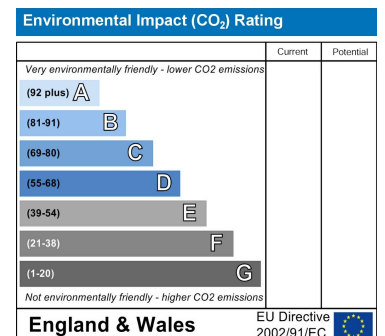
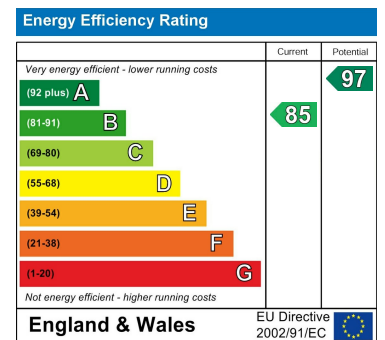


## Floor Plan

## 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.