



GRISDALES

PROPERTY SERVICES



12 Clarendon Drive, Whitehaven, CA28 9SD

£1,100 Per Month

PLEASE APPLY ON OUR WEBSITE. Available from February, This furnished three storey property would make a fantastic home! Located on the exclusive Edgell Park Development which has been blended seamlessly with the areas heritage and landscape just a short distance away from Whitehaven Town Centre and a short commute from our largest employment hub, Sellafield. Number 12 offers contemporary living space including stylish fitted kitchen, two modern bathrooms, three spacious bedrooms, rear low maintenance garden and two allocated parking spaces.

Properties on this popular estate do not sit around for long!

Helping you find your perfect new home...

www.grisdales.co.uk

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ENTRANCE

Into hallway via UPVC front door.

LOUNGE / KITCHEN / DINER

26'4" x 11'1" (8.05 x 3.38)



Open-plan family area comprising of sitting area, kitchen, and dining area. The Lounge area offers a front aspect double glazed window, radiator, TV aerial points, corner sofa, footstool, shoe and coat shelving unit. The kitchen offers a range of neutral, cream wall and base units with complimentary work surfaces, tiled splashbacks, stainless steel sink and drainer unit, Built-in electric oven with gas hob, splashback and extractor hood, integrated fridge/freezer, dishwasher and washing machine. The dining area has uPVC double glazed doors leading out onto the rear garden, radiator, storage cupboard, dining table and chairs.

DOWNSTAIRS WC

3'8" x 5'6" (1.12 x 1.70)



Comprising of WC and sink with part-tiled walls and vinyl covered floor.

FIRST FLOOR LANDING

Front aspect window, radiator, doors to:

LOUNGE

11'1" x 14'8" (3.38 x 4.49)



First floor living with two double glazed rear aspect windows, radiator, and TV aerial points, sofa bed, chair, desk + desk chair, Wooden TV cabinet.

BATHROOM

7'6" x 5'6" (2.31 x 1.68)



Comprising of WC, sink, bath with overhead shower with part-tiled walls, radiator, extractor fan, freestanding storage cupboard.

BEDROOM 3

8'4" x 7'8" (2.56 x 2.36)



Currently set up as office providing desk and chair alongside storage unit and shelving, front aspect window, radiator.

SECOND FLOOR LANDING

Wall mounted Valliant heating thermostat. Doors to:

BEDROOM 1

14'9" x 9'7" (4.52 x 2.94)



Double in size, radiator, rear aspect window, TV aerial point, double bed with mattress, double wardrobe, two bedside cabinets. Provides access to the en-suite.

EN SUITE SHOWER ROOM

5'6" x 7'8" (1.70 x 2.34)



Comprising of WC, sink, walk-in shower cubicle, Part-tiled walls, radiator, extractor fan.

BEDROOM 2

9'7" x 14'6" (2.94 x 4.44)



Double in size, radiator, front aspect window, two single beds with mattresses, clothing rail, built in storage cupboard housing the water tank, TV aerial point, loft hatch providing storage space. Wall mounted Valliant heating thermostat.

EXTERNALLY



To the front of the property there is a lawn area with decorative shrubbery. To the rear of the property, is a good-sized rear garden laid to lawn fenced around with gated access to rear parking. There is a shed providing storage space and equipment for garden maintenance. The property benefits from two parking spaces at the rear.

DIRECTIONS

Head west on Irish St/B5345 towards Howgill St, Turn left onto New Town/B5345, 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. The property is located immediately on the right hand side displaying a Grisdales to let board.

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

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 12 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.

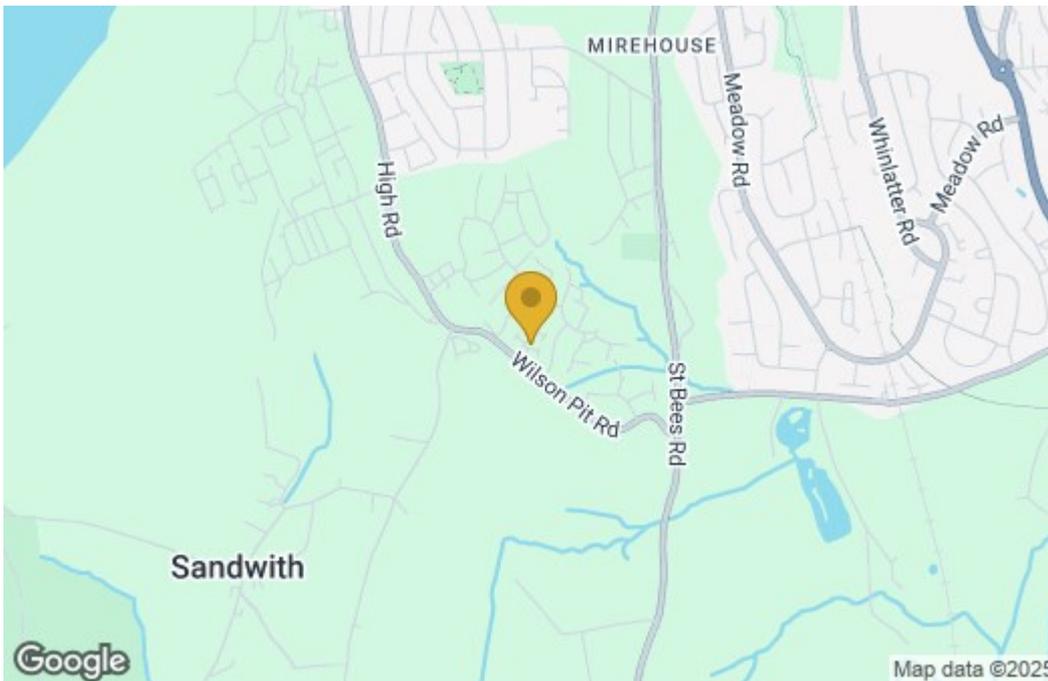
Your home may be repossessed if you do not keep up repayments on your mortgage.

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."

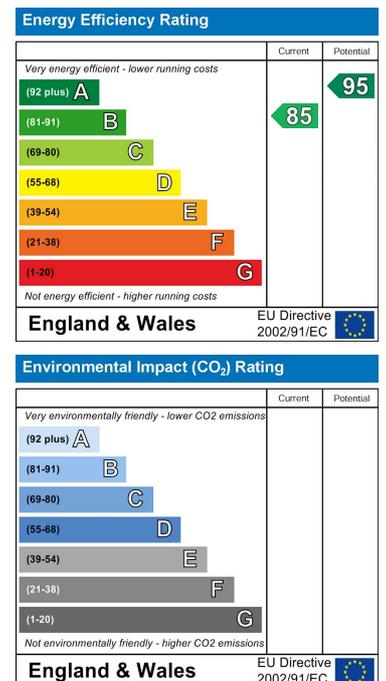
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

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.