



32 Burton High Close, Whitehaven, CA28 6SD

£775 Per Calendar Month

PLEASE APPLY ON OUR WEBSITE

You'll instantly feel at home from the second you walk into to this fantastic property. With it's modern interior and superb residential location you don't need to look any further for your next property.

The property benefits from a light and airy lounge/diner, conservatory, spacious kitchen with internal access to the garage as well as a cloakroom. Upstairs there are two double bedrooms, a single bedroom and a fully fitted modern family bathroom. Externally the property boasts an enclosed garden to the rear, single garage and driveway parking for two cars.

ENTRANCE HALL

Telephone point, double glazed door and radiator.

LOUNGE/DINER

23'1" x 13'4" (7.026 x 4.052)



Laminate wood floor, electric fire with decorative surround, TV, telephone point, two radiators and double glazed window, two sofas, table with six matching chairs, double doors leading to conservatory.

CONSERVATORY

9'4" x 14'7" (2.848 x 4.442)



Laminate wood floor, double glazed windows and double glazed french doors leading to enclosed rear garden.

KITCHEN

17'5" x 11'11" (5.310 x 3.633)

Two double glazed windows, radiator, range of modern wall and base units with complementary work surfaces, inset sink unit, five ring gas hob, electric oven, extractor hood, dishwasher, ladder radiator, double glazed door and pantry, internal door leading to garage.

CLOAKROOM



Tiled floor, double glazed window, W.C, wash hand basin.

BATHROOM

6'5" x 5'6" (1.955 x 1.669)

Newly renovated white three piece suite comprising of a bath with shower over, WC and wash hand basin.

Frosted glass double glazed window, extractor fan and radiator.

BEDROOM 1

9'11" x 11'4" (3.019 x 3.455)



Double in size, double glazed window, radiator, laminate wood floor and satellite point, double bed, two chest of drawers, bedside unit, wardrobe.

BEDROOM 2

9'6" x 8'10" (2.894 x 2.699)



Double in size, double glazed window, radiator and built in wardrobes, double bed.

BEDROOM 3

7'7" x 6'9" (2.301 x 2.053)



Single in size, radiator and double glazed window, single bed, two bedside units.

EXTERNALLY



Externally there are gardens to the rear, with a driveway at the front for two/three cars and garage that has power and water installed and houses the washing machine & combi boiler.

FACILITIES

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

DIRECTIONS

Travelling North into Whitehaven on the A595 turn left into the entrance for The Highlands. Follow the road along and take the second turning left onto Burton High Close and the property can be found further along on the right 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. 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.

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

£178.00

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

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

