



8 Croft Foot, Whitehaven, CA28 9UG

£600 Per Calendar Month

PLEASE APPLY ON OUR WEBSITE

A fantastic first floor flat within a courtyard style development with some traditional style features available NOVEMBER 2025. The quiet, idyllic location of Sandwith village is within close proximity to the Lake District National Park, St Bees village, historic harbour town of Whitehaven, and easy commute to Westlakes Science Park, Sellafield and the West Cumberland Hospital. The accommodation briefly comprises of entrance hall, lounge/diner, fitted kitchen, two double bedrooms and fitted bathroom, outside there is communal parking and drying area.

ENTRANCE

The property is approached by a paved frontage, with communal seating and drying area, wooden communal door opening into hallway with staircase to first floor landing. Wooden entrance door with decorative glazed panel insert opening into;

HALLWAY

9'6" x 2'11" (2.89 x 0.88)

Steps down into hallway, loft access with storage and LPG gas boiler, doors to;

LOUNGE

16'10" 10'5" (5.14 3.18)



Large room with decorative contemporary style electric fireplace, uPVC window to front elevation with roof top rural views, ample space for dining table and chairs, coved ceiling, radiator.

Door through to;

KITCHEN

7'11" x 6'8" (2.41 x 2.03)



Fitted with a range of base and wall mounted units in white with complimentary coloured work surface, inset stainless steels sink unit with mixer tap, inset four ring electric hob with separate electric oven below, tiled splash backs, recess with plumbed washing machine, recess with fridge/freezer, uPVC window to front elevation, ceiling spot lights,

BEDROOM 1

10'2" x 9'11" (3.09 x 3.03)



Double sized bedroom, wardrobe with double sliding doors and shelving, uPVC window to rear elevation, radiator

BEDROOM 2

7'8" x 6'8" (2.33 x 2.03)



Double sized bedroom, uPVC window to rear elevation, radiator

BATHROOM

7'8" x 6'8" (2.33 x 2.03)



Fitted white suite comprising pedestal wash hand basin with tiled splash back, WC, bath with chrome mixer tap and shower head, glass shower screen and tiled surround, wall mounted chrome ladder style towel rail, extractor fan.

EXTERNALLY



Outside there is a small paved seating and drying area, there is off road parking within the proximity to the property, designated area for bin storage.

FACILITIES

Heating is by way of LPG heating.

DIRECTIONS

From Whitehaven town centre head southerly following the signs towards St Bees, taking the right turning for Sandwith, on entering the village follow the road round to the left past The Dog and Partridge Inn, continue along the main road through the village and the property can be found on the left hand side indicated by Grisdales To Let board.

THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

THE TENANCY

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

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.

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 £138.00. 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.

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

WHAT HAPPENS NEXT?

Please see our website for further information.

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.

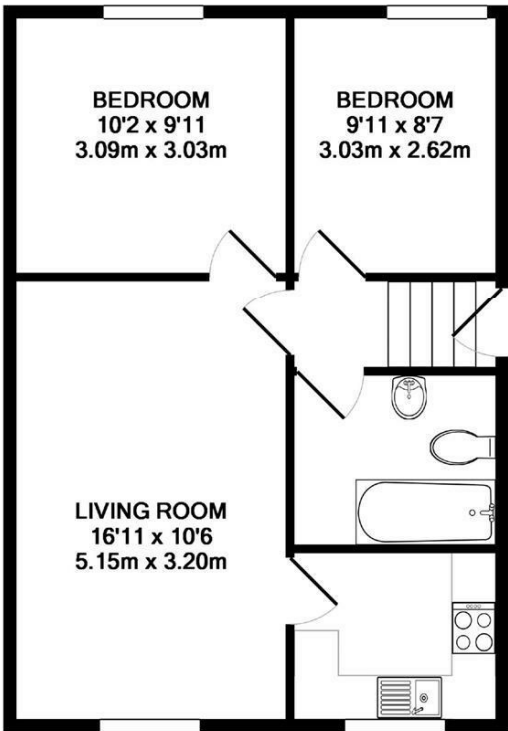
MORTGAGE ADVICE

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.

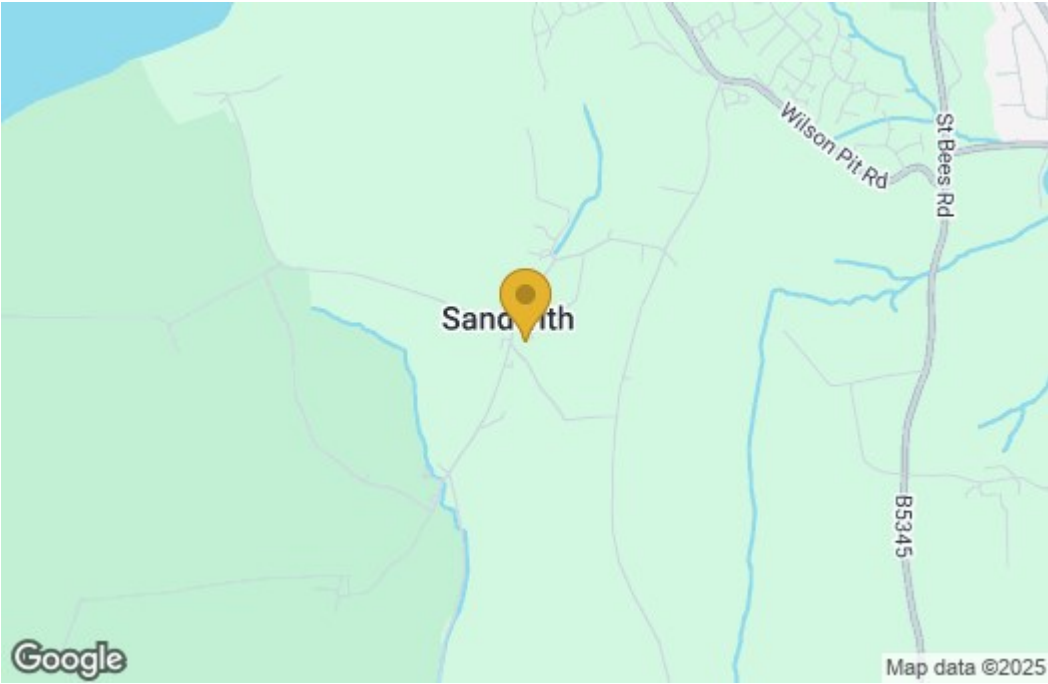
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

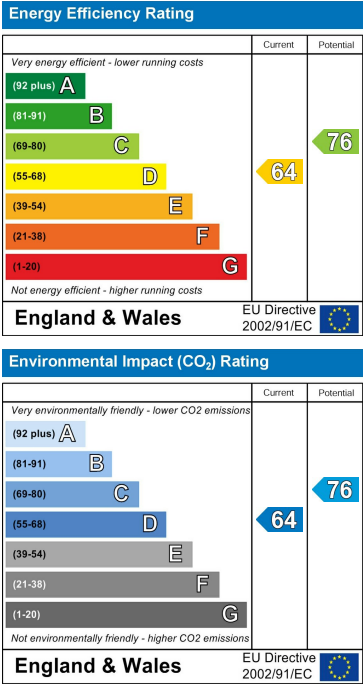


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.