GRISDALES

PROPERTY SERVICES

9 Homewood Road, Whitehaven, CA28 8JL

£700 Per Calendar Month

PLEASE APPLY VIA OUR WEBSITE

A spacious home - in a great location. This three bedroom end link house will be available Mid to Late December - you may even be in, in time to pop your tree up!

Offering three well proportioned bedrooms and some lovely outside space, this makes a cracking home in a very convenient location.

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

ENTRANCE HALL
Radiator, double glazed door

LOUNGE/DINER
18'2" x 11'0" (5.53 x 3.35)



Gas fire with back boiler, two double glazed windows, radiator

KITCHEN
9'10" x 9'0" (3.00 x 2.74)

Range of wall and base units with work surfaces and tiled surrounds, inset stainless steel sink unit, built in electric cooker with extractor hood, plumbed in washing machine, double glazed window.

REAR HALL
Double glazed door, built in cupboard, tiled floor

STORE/UTILITY ROOM
Double glazed window

FIRST FLOOR
Landing, doors to:

TILED W.C
Double glazed window and W.C

TILED BATHROOM
5'3" x 5'1" (1.60 x 1.56)

Paneled bath with electric shower over, pedestal wash basin, extractor fan, double glazed window, chrome towel rail/radiator

BEDROOM ONE
12'6" x 10'0" (3.81 x 3.05)

Double bedroom with double glazed window, radiator, built in cupboard, excellent views over the valley

BEDROOM TWO
11'7" x 11'2" (3.52 x 3.41)

Double bedroom with double glazed window, radiator, excellent views over the valley

BEDROOM THREE
8'1" x 8'0" (2.46 x 2.45)

Single bedroom with Double glazed window and radiator.

EXTERNALLY



Gardens to front, side and rear which are mainly laid to lawn. Parking is on street.

DIRECTIONS

Leaving Whitehaven town centre via the traffic lights at the top of Inkerman Terrace, travel south along the A595 and take the 2nd left at the first roundabout signposted for the hospital. The property is located half way up the hill on the left hand side. To park, take the 2nd turn on the left onto Westmorland Road. The property will be identifiable by a Grisdales To Let board.

FACILITIES

Heating is by way of gas central heating and electric fire in the living room

COUNCIL TAX

Copeland Borough Council (0845 054 8600) advise that this property is in Tax Band A.

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. This 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 in accordance with the Tenancy Agreement.

THE TENANCY

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

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 on-line 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 £161.00

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

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.

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.

VIEWING ARRANGEMENTS

To view this property, please call 01946 693931

WHAT HAPPENS NEXT?

Please see our website for further information.

MORTGAGE ADVICE

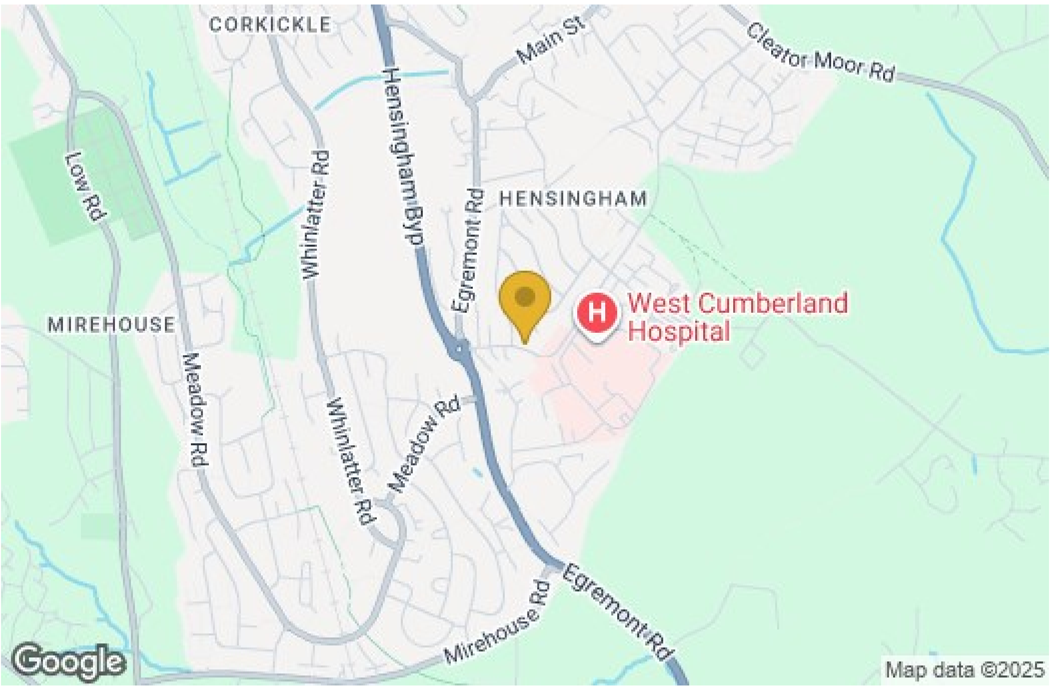
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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