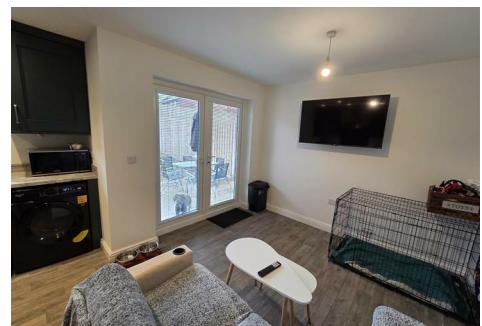




GRISDALES

PROPERTY SERVICES



11 Hayton Way, Whitehaven, CA28 9FF

£1,200

1 Year Old New Build Family Home on a Very Popular Residential Estate - Take a look.....

What an entry to the rental market, we've barely taken the plastic sheets off the fixtures and fittings and now we're offering this property out to new tenants!

Sitting pretty on the Edge Hill development, perfectly placed for access to local Schools and employment links. Number 11 offers a lovely configuration incorporating a generous Lounge, family kitchen and dining area, handy groundfloor W.C and three well proportioned bedrooms one with En-Suite and additional family bathroom to the first floor. Externally, the convenient off road parking and fully enclosed rear garden are an added bonus to this fabulous home.

Helping you find your perfect new home...

www.grisdales.co.uk

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

FACILITIES

Heating is by way of gas central heating. The property also offers an electric car charging point. Please speak to Grisdales should you wish to use this and we can coordinate the account switch over with the landlord.

ENTRANCE HALL

Stairs to the first floor landing, understairs storage cupboard, doors leading to:

LOUNGE

16'2" x 10'1" (4.94 x 3.09)



Front aspect double glazed window, radiator, television point.

WC

With wash hand basin and WC.

KITCHEN / FAMILY DINING SPACE

KITCHEN

12'3" x 8'7" (3.75 x 2.62)



Range of contemporary wall and base units with

complementary work surfaces and splashback. Inset sink unit, integral appliances including fridge and freezer, dishwasher, oven and hob, radiator and double glazed window.

FAMILY / DINING SPACE

16'2" x 10'1" (4.94 x 3.09)



Front aspect double glazed window, radiator, television point.

BEDROOM 1

12'5" x 10'0" (3.80 x 3.05)



Double bedroom with front aspect double glazed window and radiator, door to:

EN-SUITE SHOWER ROOM



Shower cubicle, WC, wash hand basin, double glazed frosted glass window and extractor fan.

BEDROOM 2

10'5" x 8'10" (3.20 x 2.71)



Double bedroom with rear aspect double glazed window and radiator.

BEDROOM 3

7'10" x 7'0" (2.40 x 2.15)



Single bedroom with rear aspect double glazed window and radiator.

FAMILY BATHROOM



Three-piece suite comprising of a bath with shower over, WC, wash hand basin, double glazed frosted glass window and extractor fan.

EXTERNAL FRONT



Off-road parking for two vehicles and option of a electric car charging point.

REAR GARDEN

Fully enclosed rear garden which is mainly laid to lawn with additional patio seating area.

DIRECTIONS

W3W ///autumn.launched.stumpy

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band B

THE RENT

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

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.

HOLDING DEPOSIT

Grisdales take a Holding Deposit from a tenant to reserve a

property. This is one week's rent and for this property this will be £ 276.

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.

THE TENANCY

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

WHO WILL LOOK AFTER THE PROPERTY

For peace of mind, the property will be managed by Grisdales.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

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 to speak with our Protection Specialist.

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 you will be offered a viewing and, if successful, request 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.

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.

MORTGAGE ADVICE

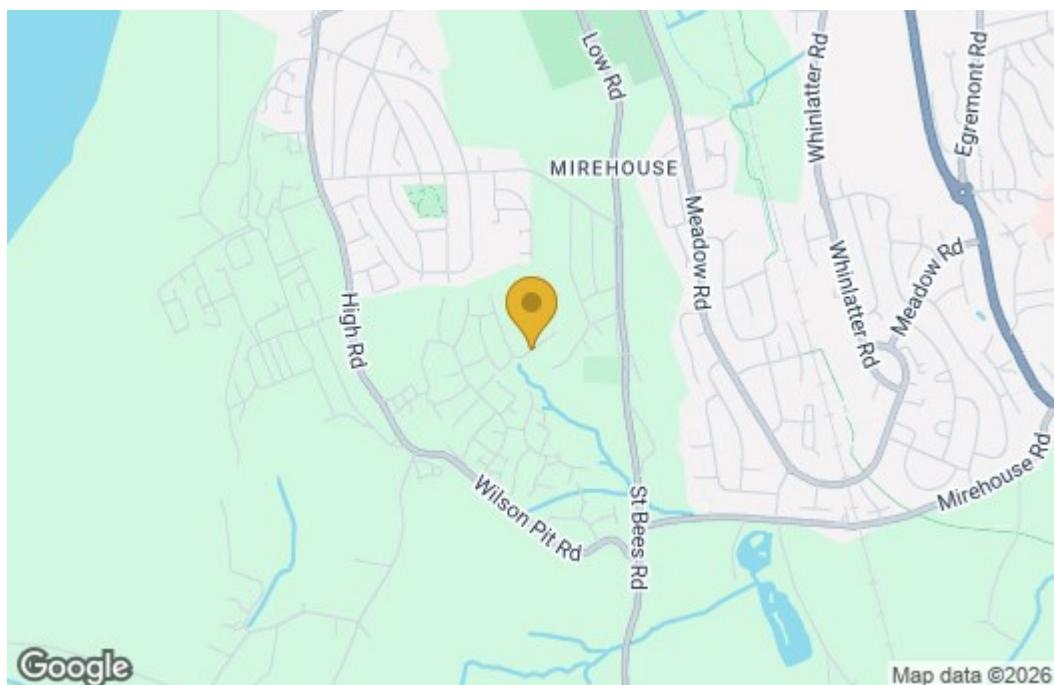
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

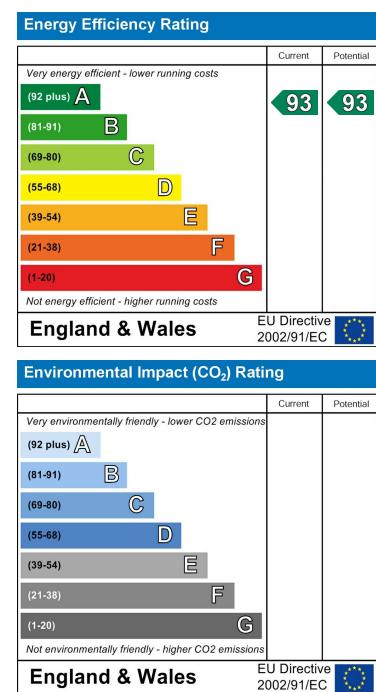
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

Floor Plan

Area Map



Energy Efficiency Graph



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.