GRISDALES
PROPERTY SERVICES

69 Whinlatter Road, Whitehaven, CA28 8DQ

£625 Per Calendar Month

Available in April, Sitting in prime position, on a generous end plot is 69 Whinlatter Road. This property benefits from off road parking accompanied by front, side and a good sized rear garden... with nothing overlooking behind. Internally the property boasts a cosy Lounge, stylish Kitchen which leads to a separate Dining Room and Large Utility space accompanied on the first floor by two Double Bedrooms and Family Bathroom. Located just a short drive away from Whitehaven Town Center, Local Shops and Supermarkets as well as reputable School.

ENTRANCE HALL

Accessed via a uPVC double glazed door with three frosted glass panels; radiator, under-stairs storage, stairs to the first floor landing and doors to:

LOUNGE

12'9" x 11'7" (3.90 x 3.54)

Large front aspect double glazed window, electric wall mounted fire set in decorative marble surround hearth, radiator and telephone point.

KITCHEN

9'10" x 9'6" (3.01 x 2.92)

A range of wall and base units with complementary work surfaces and splash-back surrounds, integral electric double oven and separate 4-ring hob with stainless steel extractor hood over, inset stainless steel sink unit with mixer tap, integral fridge, rear aspect double glazed window, radiator, in-built pantry storage cupboard and doors to:

DINING ROOM

8'11" x 8'9" (2.73 x 2.69)

Rear aspect double glazed window and radiator.

UTILITY ROOM

Large handy space suitable for additional storage, plumbing for a washing machine and additional space for a tumble dryer or under counter freezer; gas central heated combi boiler, small frosted glass double glazed window and uPVC double glazed door to rear access.

Back from the entrance hall, stairs to:

FIRST FLOOR LANDING

With side aspect double glazed window and loft access. Doors to:

BATHROOM

7'6" x 5'4" (2.29 x 1.65)

White 3-piece suite comprising of a bath with shower over, WC, wash hand basin, extractor fan, radiator, double glazed frosted glass window and smaller double glazed frosted glass window. The walls are partly plastic panelled and partly wooden panelled.

BEDROOM ONE
15'10" x 11'5" (4.84 x 3.48)

A master double bedroom with two front facing double glazed windows, radiator, telephone point and additional built-in storage space ideal for a walk-in wardrobe.

BEDROOM TWO
10'11" x 8'5" (3.35 x 2.57)

Double bedroom with rear aspect double glazed window, radiator and two in-built storage cupboards.

EXTERNALLY

To the front of the property there is off road parking available, front lawned garden and side gated access to the rear. To the rear of the property there is a good size rear garden with nothing overlooking behind, partly laid to lawn, partly shillied and fully secure.

DIRECTIONS
From Whitehaven town center head out of town via Inkerman Terrace. Turn right onto Foxhouses Road, continue along this road and it becomes Bleng Avenue. Continue along Bleng Avenue onto Whinlatter Road and the property can be found on the Right Hand Side.

COUNCIL TAX
We have been advised by Copeland Borough Council (01946 598300) that this property is placed in Tax Band A.

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

THE CONSUMER PROTECTION REGULATIONS 2008/VIEWINGS
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.

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.

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 £144.00
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 an FREE appointment to discuss this plan with Kirsty, our Protection Specialist.

WHAT HAPPENS NEXT?

Please see our website for further information.

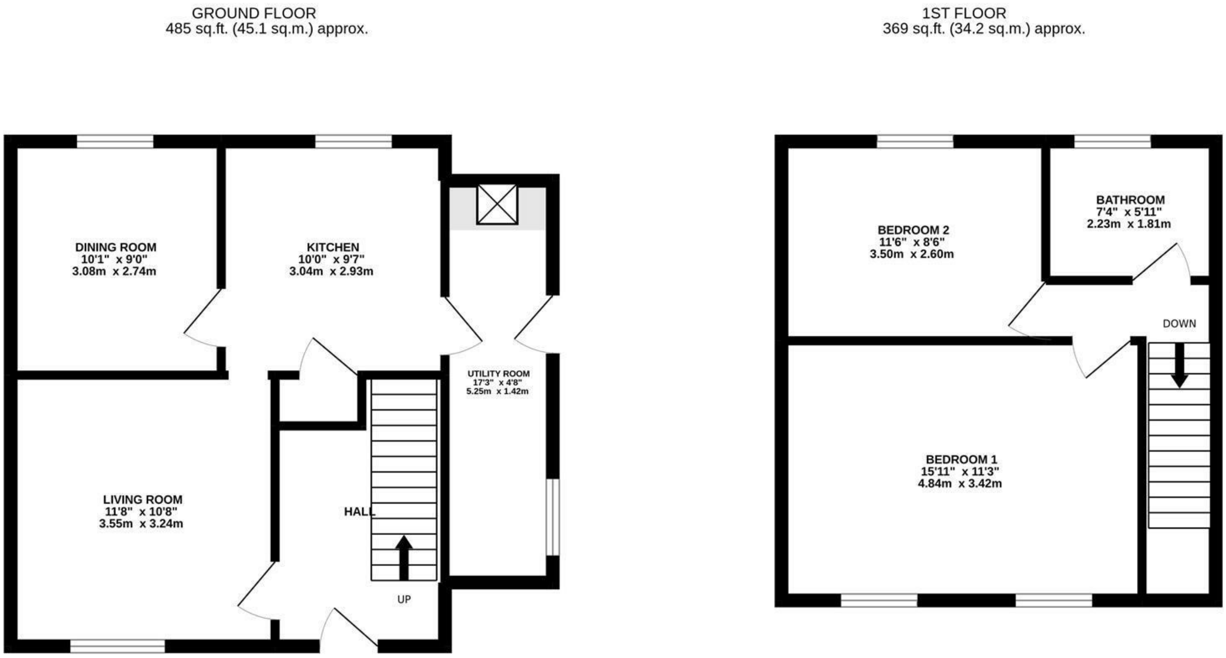
MORTGAGE ADVICE

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



TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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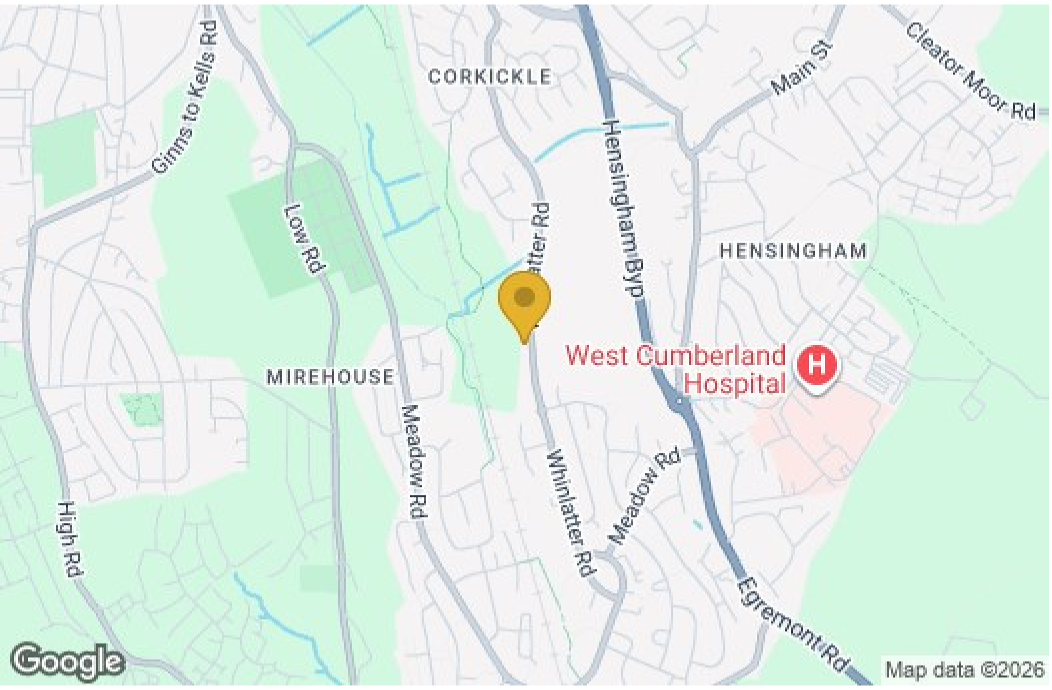
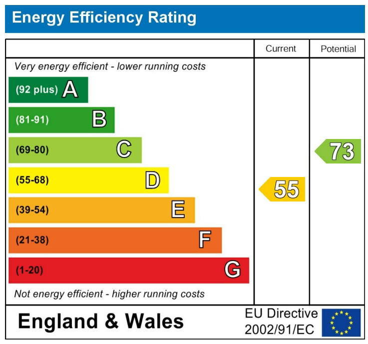
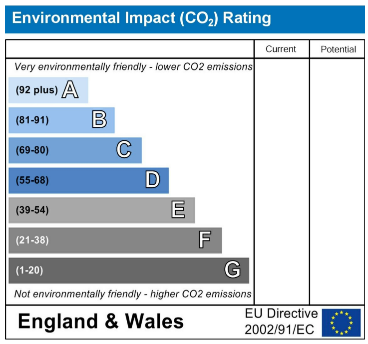
Area Map



Energy Efficiency Graph





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