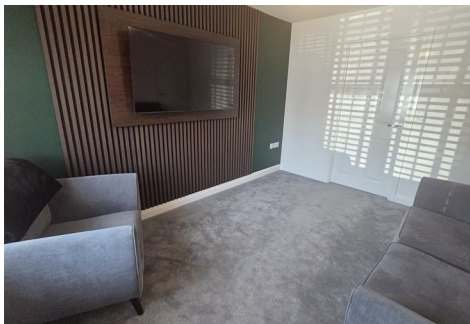




# GRISDALES

PROPERTY SERVICES



**1 Mayflower Lane, Whitehaven, CA28 9DQ**

**£925 Per Calendar Month**

PLEASE APPLY ON OUR WEBSITE

Just Like New.... this immaculate two bedroom semi detached house is Available on a furnished basis NOW. Around four years old, and sits pleasantly on a popular, award winning development - alongside modern fixtures and fittings including newly installed media focal point in the Lounge and low maintenance external garden with the added benefit of off road parking for two vehicles.

Moments away from joining the A595 for those working commutes or simply popping into town for your weekly shop... Life couldn't get simpler.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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

## ENTRANCE HALLWAY

Provides access to the first floor landing, radiator and a valiant control panel.

## LOUNGE

13'3" x 10'0" (4.04m x 3.07m)



Neutrally decorated with large front aspect double glazed window, radiator, under stairs storage cupboard, telephone point. Door to:

## KITCHEN/DINER

11'3" x 13'3" max (3.45m x 4.06m max)



A range of contemporary wall and base units with complementary work surfaces and surrounds. Integral electric oven with five ring gas hob and stainless steel extractor hood over, Inset sink unit, Integral fridge and freezer, plumbing for a washing machine. Rear aspect double glazed window. Double glazed patio doors to rear garden, radiator, wall hung gas central heated combi boiler, additional dining space suitable for a small table and chairs. Door to:

## WC

WC and wash hand basin.

## BACK FROM THE ENTRANCE HALLWAY

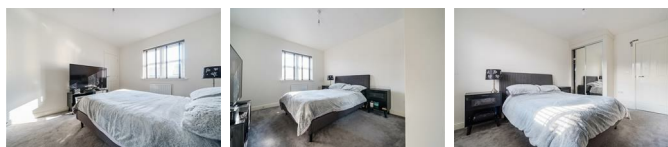
Stairs lead to:

## FIRST FLOOR LANDING

Airing cupboard, loft access and doors to:

## BEDROOM 1

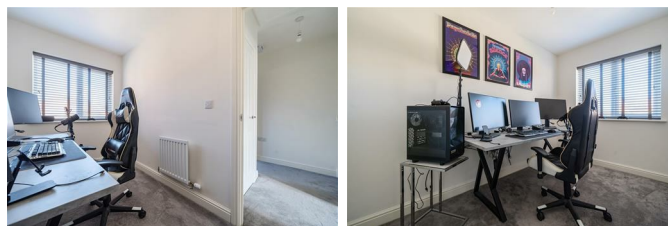
13'3" x 10'0" (4.06m x 3.07m)



Master double bedroom with front aspect double glazed window, fitted double wardrobe, radiator and additional inbuilt storage cupboard.

## BEDROOM 2

11'3" x 6'2" (3.43m x 1.88m)



Large single bedroom with rear aspect double glazed window and radiator.

## BATHROOM



Modern white three piece suite comprising of a bath with mixer tap, shower head and additional shower over, WC, wash hand basin, fully tiled walls and flooring. Double glazed frosted glass window and radiator.

## EXTERNAL FRONT



The property benefits from off road parking for two vehicles. Secure side gated access to the rear garden.

## EXTERNAL REAR



Good size, low maintenance rear garden with raised decking and sunny patio.

## DIRECTIONS

Head west on Irish St/B5345 towards Howgill St, Turn left onto New Town/B5345, continue to follow B5345 for 0.2 mi. At the roundabout, take the 2nd exit onto Preston St/B5345. Continue to follow B5345, then take a slight left onto Meadow View/B5345. Turn right onto Wilson Pit Rd and you will see the Edgehill Park Development on the right. Follow Clarendon Drive, bearing left and continue taking the third right hand turn after the left hand bend. The property can be found on the left hand side.

## COUNCIL TAX

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

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

## 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.

## 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](http://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.

## 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

## 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 £213

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 Periodic Tenancy.

## 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.

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.

It is recommended that you hold adequate insurance to protect against accidental damage caused by the Tenant to the Landlords Fixtures and Fittings at the premises as described in the Inventory. You should also consider insuring your own possessions. Please speak to Grisdales for further information.

### **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.

### **WHAT HAPPENS NEXT?**

Please see our website for further information.

### **MORTGAGE ADVICE**

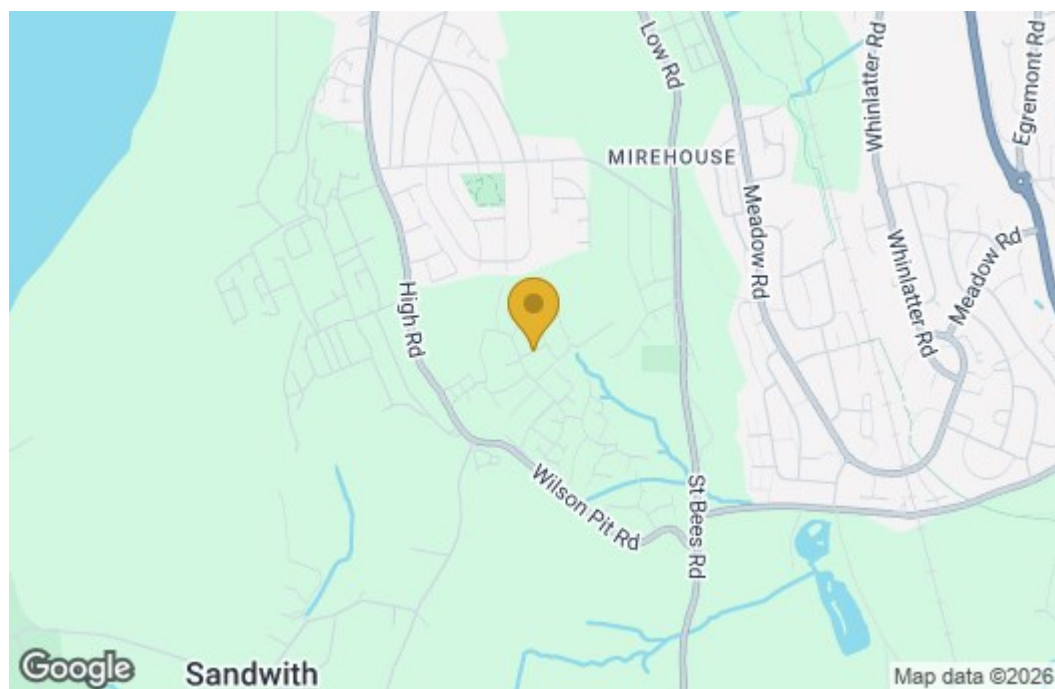
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

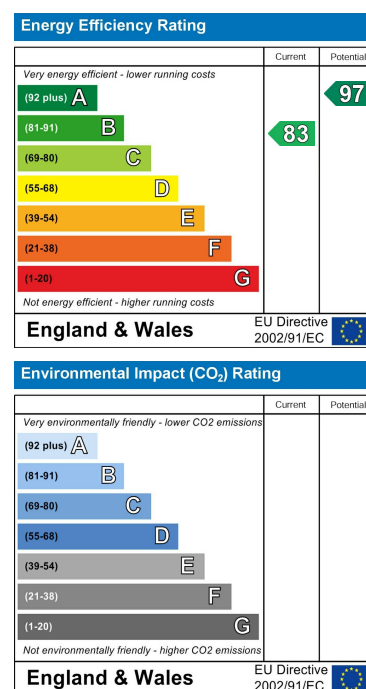
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.