



GRISDALES

PROPERTY SERVICES



17 Clyde Way, Whitehaven, CA28 9BQ

£1,400 Per Calendar Month

This beautiful property forms part of the exclusive Edge Hill Development in Whitehaven, here we have an exclusive three bedroom detached home benefitting from off road parking for 2 vehicles and single detached garage.

Just a few years old, the interiors have been thoughtfully picked out and ooze elegance right through with three double bedrooms, two bathrooms along with a light and airy lounge, contemporary kitchen dining room, separate utility room and a handy ground floor W.C.

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

ENTRANCE HALL

Stairs to first floor landing and doors to:

LOUNGE

18'8" x 9'10" (5.71 x 3.00)



Two double glazed windows, radiator and television point.

CLOAKROOM



Partly tiled walls, WC, wash hand basin and radiator.

KITCHEN/DINING ROOM

18'9" x 8'10" (5.74 x 2.71)



Contemporary range of wall and base units with work surfaces, double integral oven, integral hob, integral dishwasher, inset sink unit, integral fridge/freezer, double glazed window, double glazed French doors, radiator and door to:

UTILITY ROOM

6'11" x 4'6" (2.13 x 1.38)



Base units with inset sink unit, large storage cupboard, washer / drier, radiator and uPVC double glazed door.

*Please note: The washer/ dryer and dishwasher are gifted use only to the tenant and will not be maintained by the landlord.

FROM ENTRANCE HALL

STAIRS TO FIRST FLOOR LANDING

Double glazed window, radiator, storage cupboard and doors to:

BEDROOM ONE

12'10" x 9'1" (3.93 x 2.78)



Double in size with double glazed window, fitted wardrobe, TV point, radiator and door to:

EN-SUITE SHOWER ROOM

7'5" x 5'5" (2.28 x 1.67)



Stylish three piece suite comprising of a double shower cubicle, WC, wash hand basin, majority tiled walls and ladder style radiator.

BEDROOM TWO

10'3" x 8'7" (3.14 x 2.63)



Double in size with double glazed window and radiator.

BEDROOM THREE

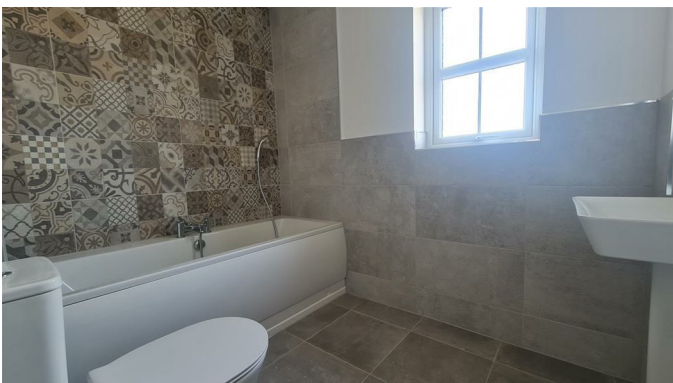
10'4" x 9'10" (3.15 x 3.02)



Double in size with fitted wardrobes, double glazed window and radiator.

BATHROOM

8'4" x 5'10" (2.55 x 1.79)



Modern three piece suite with majority tiled walls and flooring, bath, WC, wash hand basin, ladder style radiator and double glazed frosted glass window.

EXTERNALLY



The property boasts a good size rear garden, single detached garage and off road parking for two vehicles.

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. Take the 2nd right onto Clarendon Dr and Clyde Way can be found by following Clarendon Drive around to the left hand side.

COUNCIL TAX

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

VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

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 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.

THE TENANCY

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

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.

APPLICATIONS

Applications for the tenancy are to be made to Gridsdales. The application form is on our website – please go to www.gridsdales.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 Gridsdales, 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 Gridsdales.

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 Gridsdales 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 Lewis Morgan, our Protection Specialist.

WHAT HAPPENS NEXT?

Please see our website for further information.

MORTGAGE ADVICE

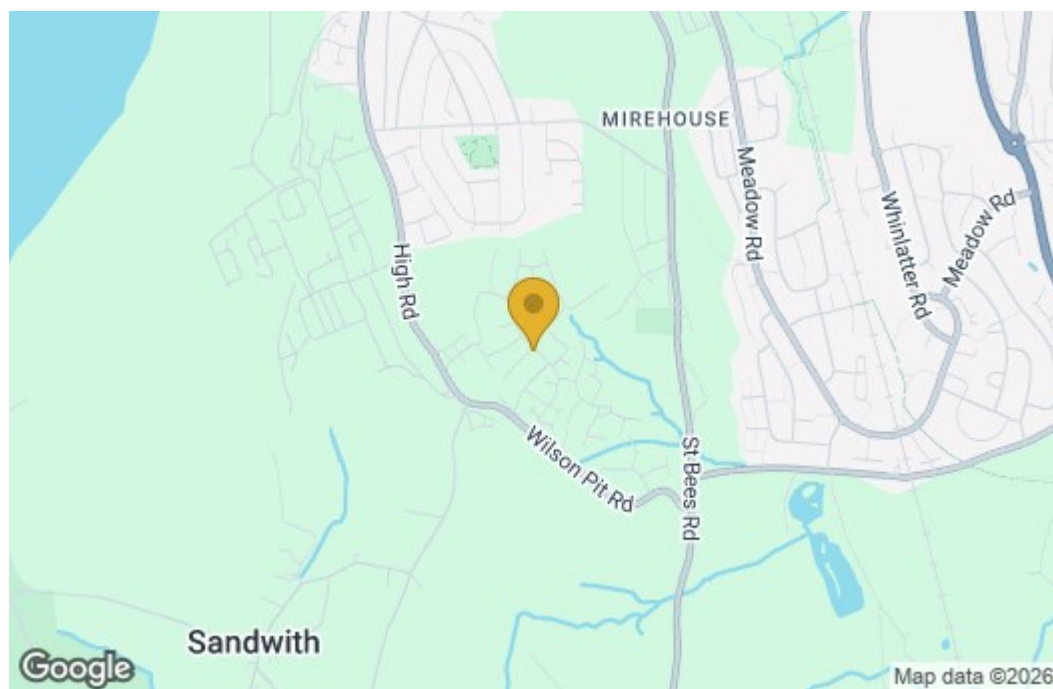
Gridsdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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 Gridsdales office.

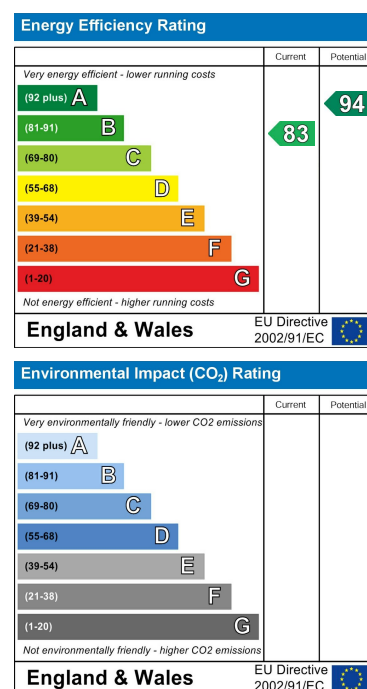
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.