



GRISDALES

PROPERTY SERVICES



2 The Mount, Whitehaven, CA28 6AJ

£409,950

Simply Stunning! We have the absolute pleasure of offering the original Show Home on one of the most highly desirable developments in Whitehaven... The Mount! Completed in 2018, Number 2 is a Balmoral design by John Swift Homes in which traditional exteriors give way to stylish modern interiors. This detached 4 bedroom dormer bungalow will be sold as seen including a range of top quality furnishings and high spec electronic equipment.

Walk through this beautiful property and appreciate the tasteful décor and quality finish off all the fixtures and fittings throughout. The large kitchen/ dining room makes a fantastic space for entertaining family and friends alike with double doors opening onto the rear terrace, overlooking the matured landscaped garden. With off road parking, a garage, three bathrooms and more.... what could be anymore perfect??? To arrange a viewing, call us today on 01946 693931

Helping you find your perfect new home...

www.grisdales.co.uk

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ENTRANCE HALL

A grand entrance hall with top quality wooden flooring, storage cupboard and doors to:

STUDY/ BEDROOM

10'1" x 10'7" (3.080 x 3.250)



A versatile room which can be used as the fourth Double bedroom or Study with front aspect double glazed window

BEDROOM ONE

10'8" x 11'11" (3.268 x 3.649)



Double bedroom with front aspect double glazed window and large built in wardrobes.

BATHROOM

6'4" x 6'5" (1.94 x 1.960)



A stylish family bathroom with modern three piece suite comprising of WC, wash hand basin set in vanity unit and paneled bath with shower over, stainless steel ladder radiator, extractor fan, built in airing cupboard and double glazed window, .

LOUNGE

14'0" x 12'3" (4.280 x 3.741)



A cosy lounge space with double glazed window, double glazed French doors overlooking the landscaped rear garden and gas fire set on decorative heart with feature surround.

KITCHEN/ DINING ROOM

15'6" x 21'5" (4.731 x 6.549)



A fantastic space for those family meals or for entertaining friends. This room boasts double glazed French doors and paneled window giving panoramic view of the rear landscaped garden, range of wall and base units with complementary work surfaces, inset sink unit, electric double oven, four ring ceramic hob with splash back, extractor fan, integrated dish washer and fridge-freezer and breakfast bar island.

Door leading to:

UTILITY ROOM

6'9" x 14'7" (2.082 x 4.463)



A handy space with double glazed window and door, range of wall and base units with complementary work surfaces, inset stainless steel sink unit, wall mounted Worcester boiler and internal access to garage.

STAIRCASE AND LANDING

Wooden stair case gives access to first floor with large cupboard and sky light window.

Doors to:

BEDROOM TWO

13'6" x 9'11" (4.115 x 3.041)



Double bedroom with double glazed window, two double glazed sky lights, radiator and door to:

EN-SUITE SHOWER ROOM

10'0" x 3'9" (3.061 x 1.157)



Modern three piece suite comprising of WC, wash hand basin set within vanity unit, shower cubicle, extractor fan, sky light window and stainless steel ladder radiator.

BEDROOM THREE

16'8" x 19'6" (5.097 x 5.952)



Double Master bedroom with two double glazed windows, radiator, dressing area to the rear including shelving, hanging rails and eaves storage cupboard. Door to:

EN-SUITE SHOWER ROOM

8'9" x 5'8" (2.687 x 1.736)



Modern three piece suite comprising of WC, wash hand basin set within vanity unit, shower cubicle, extractor fan, sky light window and stainless steel ladder radiator.

EXTERNALLY



The property is position on a great plot which includes large driveway with parking for several vehicles, single garage, landscaped gardens to front and rear of the property.

INVESTEMENT POTENTIAL

This property has previously been rented as residential, with income of up to £1,700 per calendar month.

The property has been quoted an annual Holiday Rental income of between £30,438-33,642 per annum or £35,244 per annum with "Short Breaks" These figures are calculated on 30 weeks per year of expected occupancy.

THINGS YOU NEED TO KNOW

The property is Freehold and offers main gas, electric and drainage supplies.

The property has a water meter.

The property has Gas Central Heating with underfloor heating throughout the ground floor.

COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band E

DIRECTIONS

From the A595, turn up towards Moresby and the Rosehill Theatre. Continue up the hill for approximately half a mile and turn right at the crossroads at Quality Corner. Continue along and as you start to drop down the hill, The Mount is located on the right hand side just before the junction with Victoria Road.

VIEWING ARRANGEMENTS

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

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

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. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

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.

MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

COVID-19

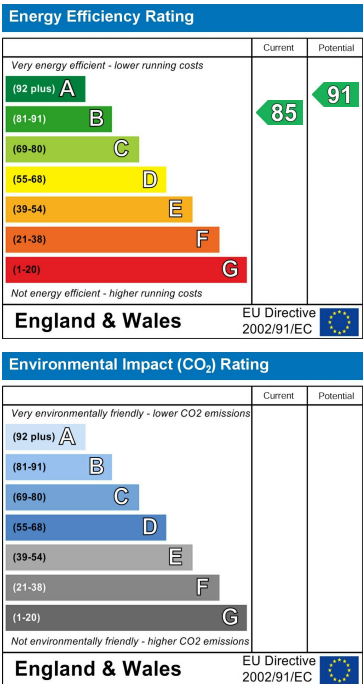
Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

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.