



# GRISDALES

PROPERTY SERVICES



**44 Burnmoor Avenue, Whitehaven, CA28 9JN**

**£675 Per Calendar Month**

PLEASE APPLY VIA OUR WEBSITE

Available Late March 2026.... Are you looking for a new place to call home? Then this might be the one for you.

Situated on a spacious plot with open views to the rear this delightful unfurnished home is a blank canvas waiting for someone to make it their own. This three bedroomed property is in good order throughout with a light and airy kitchen/diner and good sized lounge. It is handily placed in a small cul-de-sac on the Mirehouse estate within easy reach to all local amenities.

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](mailto:whitehaven@grisdales.co.uk)

## ACCOMODATION

### ENTRANCE HALL

Double glazed composite door.

### KITCHEN - DINER

18'0" x 16'7" (5.49 x 5.06)



Two double glazed window, range of base and wall units with complementary work surfaces, double glazed door, radiator, under stairs storage cupboard, inset stainless steel sink unit, four ring hob, stainless steel oven, extractor hood, tiled floor, plumbing for washing machine.

### LOUNGE

17'9" x 10'4" (5.41 x 3.15)



Two double glazed windows, radiators.

### STAIRCASE AND LANDING

Double glazed window, loft access.

### BEDROOM ONE

12'0" x 10'3" (3.66 x 3.12)



Double in size, double glazed window, laminate wood flooring, built in cupboard, radiator.

### BEDROOM TWO

10'5" x 9'7" (3.18 x 2.92)



Double in size, double glazed window, built in cupboard, radiator.

### BEDROOM THREE

8'0" x 7'6" (2.44 x 2.29)



Single in size, double glazed window, radiator.

## BATHROOM

6'9" x 5'5" (2.06 x 1.65)

Double glazed window, bath with electric shower over, wash hand basin.

## WC

Double glazed window, WC.

## EXTERNAL



Garden to front and rear of the property. There is parking area to the front of the property.

PLEASE NOTE, THE GARDEN IS CURRENTLY UNDERGOING SOME WORK AND WILL BE COMPLETED PRIOR TO THE NEW TENANCY START DATE,

## DIRECTIONS

Travel along the B5345 until Low Road. From here take the left onto Meadow Road, continue along this and take the second left onto Burnmoor Avenue. The property can be identified by a Grisdales For Let Board.

## 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.

## 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.

## DAMAGE DEPOSIT

A deposit will be paid by the tenant, prior to the commencement of the tenancy, equivalent to five weeks rent. This 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 in accordance with the Tenancy Agreement.

## 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 £178

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.

## COUNCIL TAX

Copeland Borough Council (0845 054 8600) advise that this property is in Tax Band A.

## 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.

## 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.

## PROOF OF IDENTITY

When you apply for a property to rent through Grisdales, you will be required to provide identification. This can be in the form of:

Valid passport

Valid photo card driving licence

National Insurance Certificate

Firearms Certificate  
Birth Certificate

## **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.

## **WHAT HAPPENS NEXT?**

Please see our website for further information.

## **MORTGAGE ADVICE**

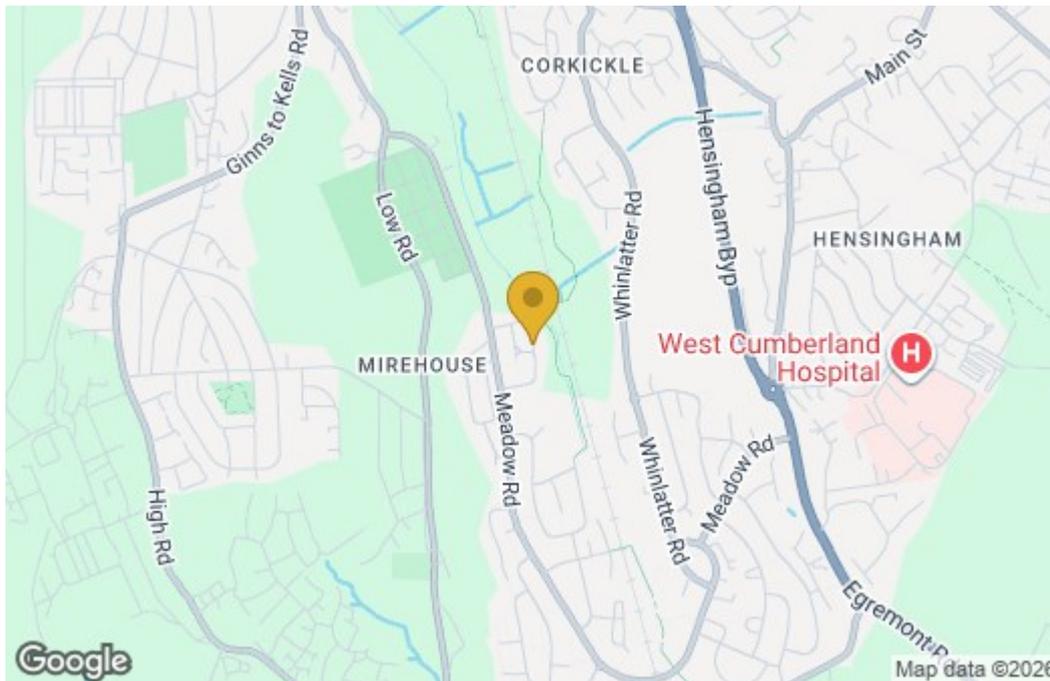
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

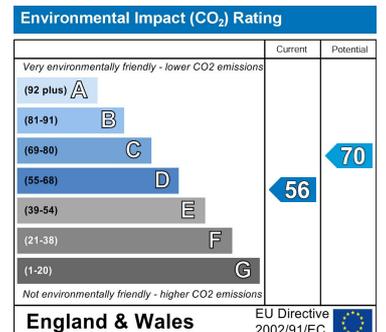
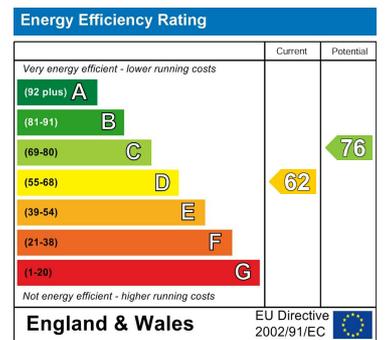
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.