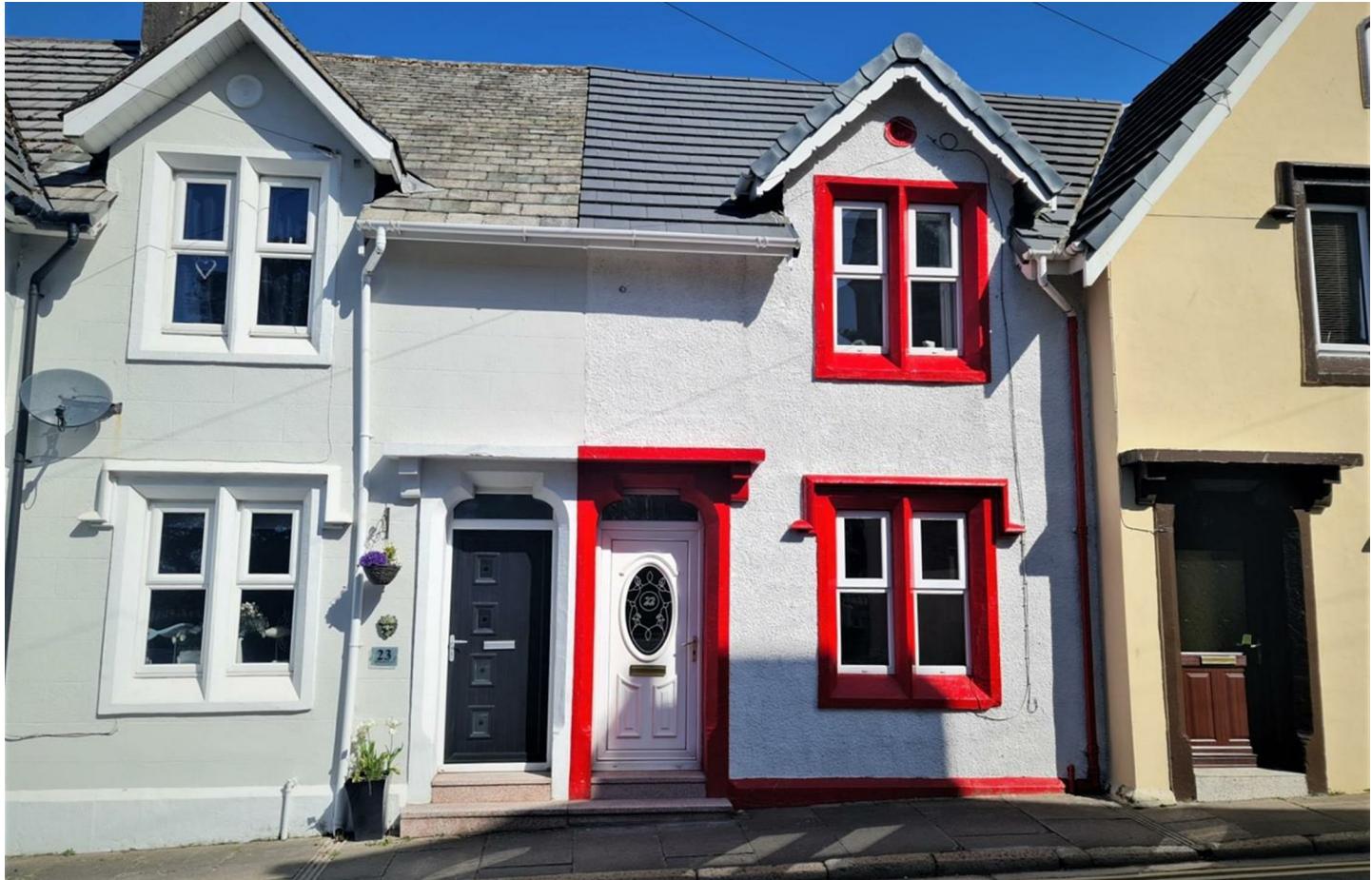




# GRISDALES

PROPERTY SERVICES



**22 Wellington Row, Whitehaven, CA28 7HE**

**£650 Per Calendar Month**

PLEASE APPLY ON OUR WEBSITE

Cute and Cosy with so much to offer... This one bedroom property is a little Tardis inside offering a generous amount of living space with a good size modern fitted kitchen/ dining room and French doors leading to a sunny garden area boasting lovely sea views. To the first floor of the property you'll find a tastefully decorated bedroom and large Shower Room.

Available from Mid March.

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)

## ENTRANCE PORCH

uPVC double glazed door with decorative glass panel and door to;

## LOUNGE

13'10" x 12'4" (4.24 x 3.78 )



Good size living space with front aspect double glazed window, storage heater, decorative fire surround and hearth, television point, telephone point and storage cupboard, sofa, TV and unit. Double doors to;

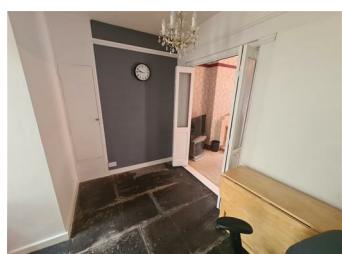
## KITCHEN / DINING ROOM

21'10" x 11'1" (6.66 x 3.38 )



A range of contemporary wall and base units with complimentary work surfaces and red tiled splashbacks, freestanding oven and hob, washing machine, fridge freezer, inset stainless steel sink unit, storage heater, two velux windows, double glazed frosted glass panel and double glazed french doors to garden.

## INNER HALLWAY



Stairs to first floor and landing

## BEDROOM

13'11" x 12'4" x (4.25 x 3.78 x )



Tastefully decorated double bedroom with double glazed front aspect window, decorative feature fireplace with surround storage heater and loft access. Double bed and mattress included.

## BATHROOM

10'3" x 6'5" (3.13 x 1.96)



Large three piece suite bathroom comprising of a shower cubicle, W.C, wash hand basin set in storage space, airing cupboard, storage heater, double glazed rear aspect window, the bathroom is majority tiled.

## EXTERNALLY



To the rear of the property you'll find low maintenance sunny garden area with views to the sea.

Parking is on street, there is a right of access at the rear for neighbouring properties.

## THINGS YOU NEED TO KNOW

The property is heated via electric Economy 7 storage heaters and offers mains water, electricity and drainage supplies

## COUNCIL TAX

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

## DIRECTIONS

From Whitehaven following the one way system through the town center towards Tesco and turn right onto George Street and immediately left onto Wellington Row. The property can be found further along on the left hand side, opposite the junction turning right onto High Street.

## 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.

## 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.

## 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 or 12 month Assured Shorthold Tenancy.

## 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 £150. 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.

## 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

## WHO WILL LOOK AFTER THE PROPERTY?

The property will be managed by your landlord.

## 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 a FREE appointment to discuss this plan with Lewis Morgan, our Protection Specialist.

## WHAT HAPPENS NEXT?

Please see our website for further information.

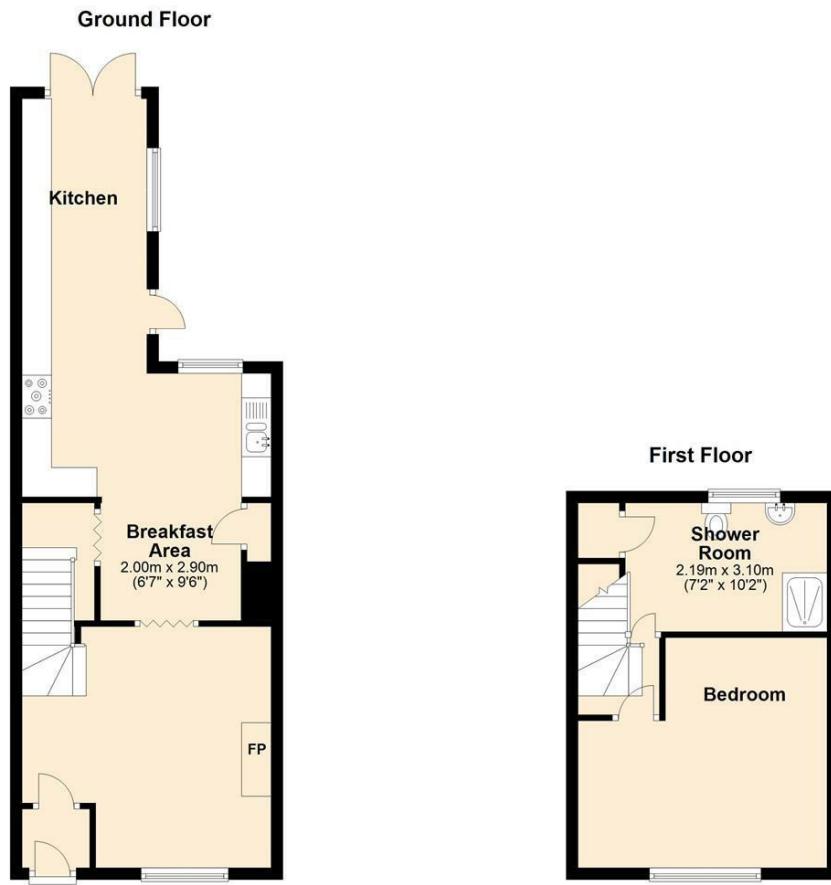
## MORTGAGE ADVICE

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.

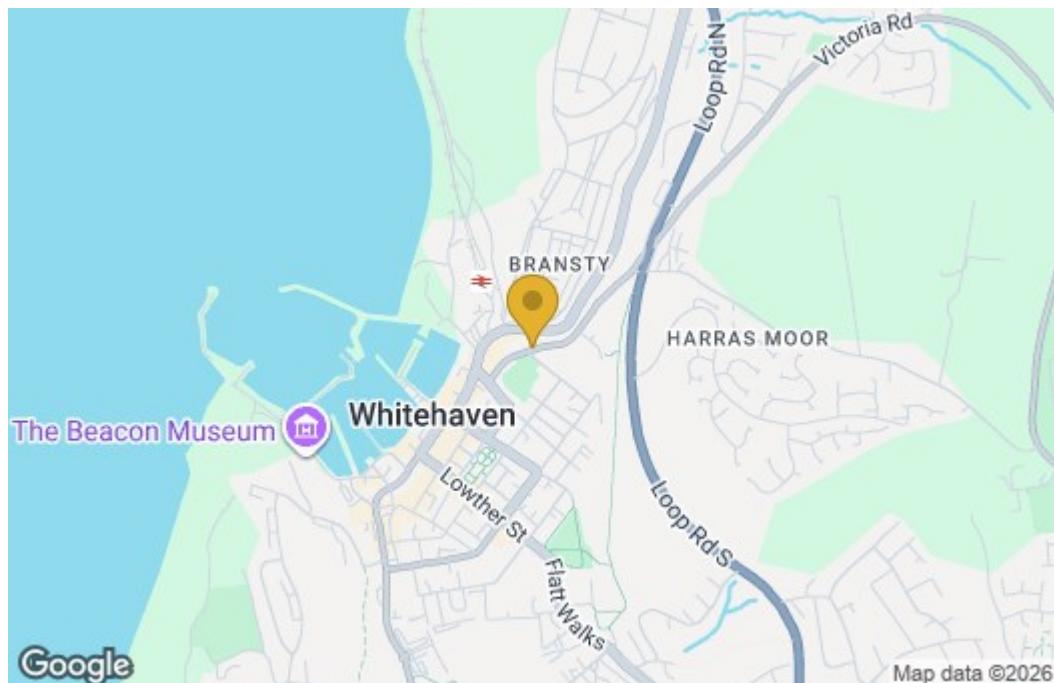
## Floor Plan



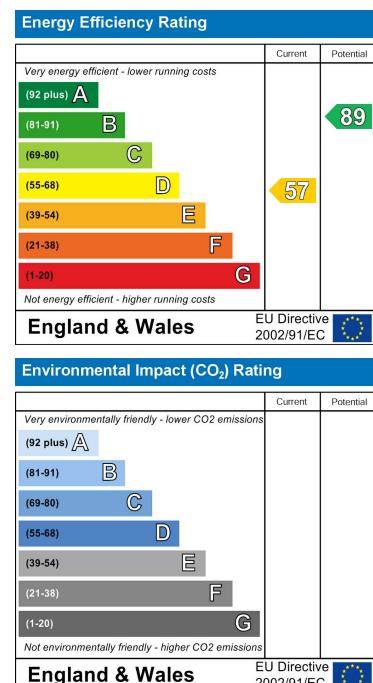
Measurements are approximate. Not to Scale. Illustrative purposes only.  
Plan produced using PlanUp.

22wellington rowx, Whitehaven

## 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.

Helping you find your perfect new home...

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