



## 2 Springfield Grove, Whitehaven, CA28 6UD

**£840 Per Calendar Month**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

How often do you see a rental property of this standard? Recently renovated right through including modern Kitchen will all appliances in built and stylish bathroom accompanied by a great size lounge and two DOUBLE bedrooms..... Externally there are gardens to the front and rear as well as a garage and off road parking!!

All of this in a cracking location, close to local reputable schools and within easy access to the A595 for those working commutes.

For more information call us on 01946 693931 or to make an application, please visit our website [www.grisdales.co.uk](http://www.grisdales.co.uk)



## ACCOMODATION

### ENTRANCE HALL

Accessed via a uPVC double glazed front door, stairs to the first floor landing, radiator and door to:

### LOUNGE

13'1" x 11'8" (4.01 x 3.57)



Nicely presented with large front aspect double glazed window, TV Point, Wall mounted flame effect electric fire, radiator and door to:

### DINING KITCHEN

14'9" x 9'1" (4.51 x 2.77)



Stunning range of modern wall and base units with complimentary work surfaces, integral fridge and freezer, integral electric oven and grill, integral microwave, four ring electric hob with extractor over, inset sink unit, integral dish washer, integral washing machine, two double glazed window, uPVC double glazed door for rear access, radiator and large storage cupboard.

BACK FROM THE ENTRANCE HALL.

Stairs to the first floor landing with doors to:

### BEDROOM ONE

11'8" x 10'9" (3.56 x 3.28)



Front aspect double bedroom with double glazed window, radiator and storage cupboard housing the boiler.

### BEDROOM TWO

11'6" x 8'3" (3.53 x 2.53)



Rear aspect double bedroom with double glazed window and radiator.

### BATHROOM



Stylish three piece suite comprising of a bath with shower over, W.C., hand wash basin, ladder style radiator, extractor fan and double glazed frosted glass window.

### EXTERNALLY



To the front of the property there is a low maintenance garden, with gated access.

To the rear of the property there is a split level, low maintenance rear garden with gated access to the single garage and off road parking.

### FACILITIES

Heating is by way of gas central heating.

### DIRECTIONS

Leaving the town centre via Inkerman Terrace, at the top of the hill take a left turn onto the Loop Road, take the first right onto Springfield Avenue. Continue until the road bends and take a right onto Springfield Grove. The property is located on the left hand side.

### THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

### COUNCIL TAX - COPELAND

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

### 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 12 month Assured Shorthold 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 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. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further on-line application form for Homelet, 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 Kirsty, our Protection Specialist.

### WHAT HAPPENS NEXT?

Please see our website for further information.

### MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's

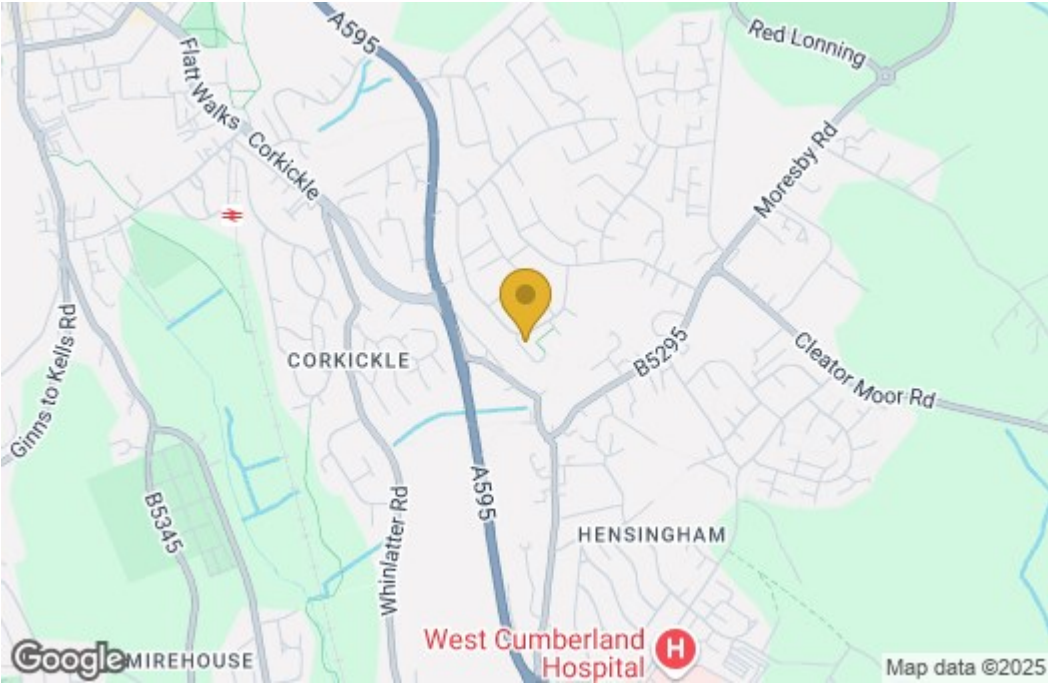
largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK. Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

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

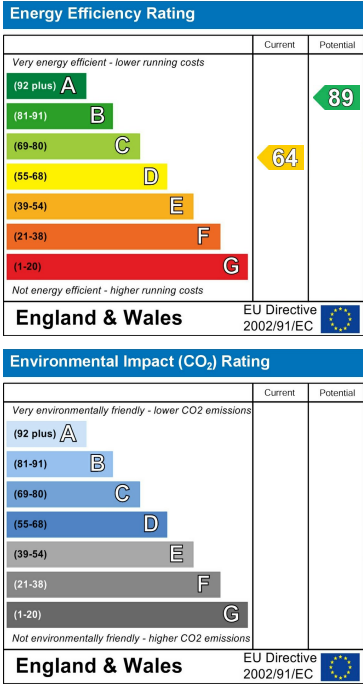
Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. To find out how we can help you realise your dreams, just call your nearest Grisdales office.

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.