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109 RANNERDALE DRIVE, WHITEHAVEN CA28 6JZ
£1,150 PCM

In a quiet and sought after location, this detached three bedroom bungalow occupies a prominent corner plot. Accommodation comprises hallway, lounge, kitchen, study, utility room, WC, three bedrooms and bathroom. The property also benefits from a driveway and good size integral garage. The property is available December 2024 and on an unfurnished basis although white goods are to remain in the property.

The landlord has requested; No Pets and No Smokers.

A Tenancy deposit of £1150.00 applies.

Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown.

Porch

Storm porch leading to front entrance door.

Hallway

Patterned double glazed uPVC door into hallway, single panel radiator, door to lounge, bedrooms and bathroom, doors to storage cupboards and drying cupboard with internal radiator, loft access.

Lounge

15' 6" x 13' 4" (4.72m x 4.06m)

Double glazed uPVC window to front, double panelled radiator, door to kitchen, fire in surround.

Kitchen

9' 9" x 9' 2" (2.97m x 2.79m)

Range of units at base and eye level, rolled edge work surfaces with tiling over, one and a half bowl stainless steel sink, free standing cooker with filter hood over, double glazed uPVC window to rear, doors to study and utility.

Study

9' 4" x 8' 9" (2.84m x 2.67m)

Double glazed uPVC window to rear, single panel radiator.

Utility Room

7' 4" x 6' 9" (2.24m x 2.06m)

Double glazed uPVC window to rear, under counter fridge, dishwasher and washing machine, radiator, door to garage, patterned double glazed uPVC door to side, door to WC.

WC

Patterned double glazed uPVC window to rear, low level WC.

Bathroom

Panelled bath with mixer tap, shower cubicle with electric shower, low level WC, pedestal hand wash basin with mixer tap, patterned double glazed window to rear, single panel radiator, shaver point.

Bedroom 1

11' 4" x 11' 1" (3.45m x 3.38m)

Double glazed uPVC window to side, door to wardrobe, radiator.

Bedroom 2

Double glazed uPVC window to front, single panel radiator, bedroom furniture comprising bedside table dresser and built in wardrobes and drawers.

Bedroom 3

10' x 9' 9" (3.05m x 2.97m)

Double glazed uPVC window to front, single panel radiator.

Garage

Automatic electric door, power, light and water, double glazed uPVC window to side.

Loft access has been closed off for landlords storage – main loft is accessible to tenants.

Garden

Front side and rear:

Garden laid to lawn with mature borders.

Additional Information

Council Tax Band: D

Mains water, sewage, gas and electricity are connected and the tenant will be responsible for charges relating to these services.

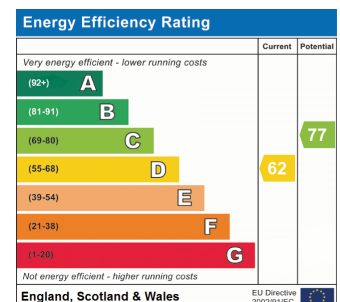
The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by Lillingtons on behalf of the landlord.

All applications will be subject to a referencing and immigration Right to Rent check. For more details please refer to our application guidance notes available from any of our branches or by visiting our website.

Directions

Directions

From the town centre proceed to the Pelican and turn



DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.