



31 FLETCHER CLOSE | COCKERMOUTH | CUMBRIA | CA13 0HB

£750 PCM





SUMMARY

In the centre of Cokermonth town, this modern two bedroom, second floor flat offers hallway, lounge open to kitchen with appliances, two bedrooms and bathroom. The property is close to local shops and other amenities and with good road links to A66 and leisure and employment centres. The property is part furnished and available to view from Mid September 2024.

ENTRY VESTIBULE

Shared entrance to properties, with stairs rising to main entrance door leading into property. Further door into hallway.

HALLWAY

Doors to all rooms, loft access, electric heater, door to water tank cupboard and storage, entry-phone.

LOUNGE

12' 9" x 12' 1" (3.89m x 3.68m)

Window to front, electric heater, open to kitchen area.

KITCHEN

10' 6" x 9' 10" (3.20m x 3.00m)

Door to storage, range of units at base and eye level, rolled edge work surfaces, window to rear, composite sink with mixer tap, dishwasher, fridge/freezer and washing machine, electric heater, integrated oven and hob.

BEDROOM 1

10' 5" x 9' 11" (3.17m x 3.02m)

Window to side, electric heater, door to storage cupboard.

BEDROOM 2

9' 11" x 9' 5" (3.02m x 2.87m)

Window to side, electric heater, door to storage cupboard.

BATHROOM

Panelled bath with electric shower over, pedestal hand wash basin, low level WC, vinyl flooring, part tiled, patterned window to rear.

EXTERNALLY

Parking for 1 vehicle with permit.

DIRECTIONS

From the town centre proceed along Main Street towards Workington. Pass the first roundabout and then take the first left. Proceed to the end of the road and Fletcher Close is directly ahead. The flat is in the first block on the left, the door is to the rear of the property.

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

39a Station Street
Cockermouth
CA13 9QW

Tel: 01900 828600
cockermouth@lillingtons-estates.co.uk

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

EPC Band: D

ADDITIONAL INFORMATION

Council Tax Band: A

Mains water, sewage 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 the landlord directly.

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. The Ofcom website states (at 03/09/2024) that EE and Vodafone are limited for both voice and data indoors at this address with O2 and Three, and in addition that enhanced data is available via all four providers outdoors. Currently the property is served by standard broadband (1.0Mbps) and superfast (20Mbps)



Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

www.lillingtons-estates.co.uk

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

