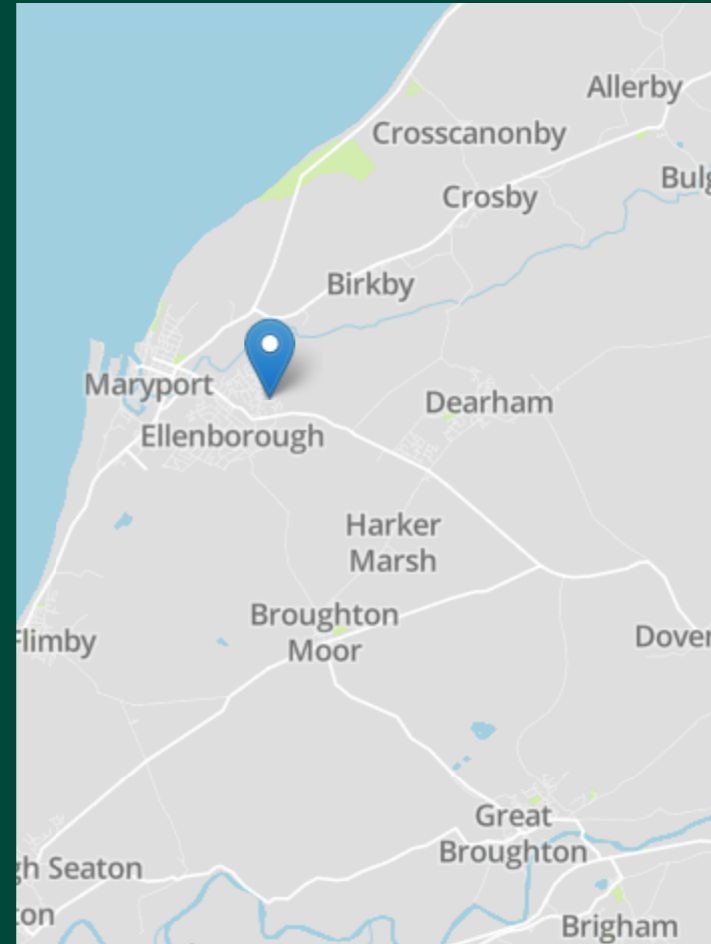


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>84</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



## 6 Maple Close, Maryport, Cumbria, CA15 7DF

- 3 bed semi det
- Popular location
- Council Tax: Band B
- Front & rear gardens
- Available now
- Parking & garage
- EPC rating D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

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- 2: No person in the employ of Penrith Farmers' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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## LOCATION

Situated in a quiet cul-de-sac in one of the most popular areas of the picturesque, coastal town of Maryport. With easy access to the towns major shops and services and delightful harbour and promenade.

## PROPERTY DESCRIPTION

6 Maple Close is located in a quiet cul-de-sac on the edge of the town of Maryport, with accommodation briefly comprising lounge and dining kitchen to the ground floor, with three bedrooms and family bathroom to the first floor. Externally there are gardens to the front and rear, with offroad parking and detached garage.

## ACCOMMODATION

### Entrance Hall

Accessed via part glazed UPVC door. With stairs to first floor.

### Lounge

3.52m x 4.43m (11' 7" x 14' 6") A front aspect reception room with electric fire on a tiled hearth with feature surround, TV telephone and broadband points, door to dining kitchen.

### Dining Kitchen

4.86m x 2.49m (15' 11" x 8' 2") A rear aspect room with French doors leading out to the garden. Fitted with a range of wall and base units in a white finish with complementary granite effect work surfacing, incorporating stainless sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include electric combination oven/grill with four burner countertop mounted ceramic hob, fridge and freezer, plumbing for washing machine. Understairs storage cupboard and UPVC door leading out to the side of the property.

## FIRST FLOOR LANDING

With overstairs storage cupboard housing the central heating boiler, and doors to first floor rooms.

### Bedroom 1

3.39m x 2.74m (11' 1" x 9' 0") A front aspect double bedroom with built in airing cupboard.

### Bedroom 2

2.9m x 3.65m (9' 6" x 12' 0") A rear aspect double bedroom with TV point.

### Bedroom 3

2.10m x 2.49m (6' 11" x 8' 2") A front aspect single bedroom.

### Bathroom

1.88m x 1.70m (6' 2" x 5' 7") A rear aspect room, fitted with a three piece suite comprising bath with electric shower over, WC and wash hand basin, tiled walls and flooring, vertical heated chrome towel rail.

## EXTERNALLY

### Gardens and Parking

To the front of the property, there is offroad parking for two cars on the driveway and a lawned garden with decorative chipped borders. To the rear, there is an easy to maintain and private garden laid to patio.

### Garage

Detached garage with up and over door.

## ADDITIONAL INFORMATION

### Management & Terms

Management: this property is managed by PFK.

Terms: EPC rating: D

Rental: £625 PCM plus all other outgoings

Deposit: Equal to one month's rent

Conditions: No smokers allowed.

Please note Immigration Act 2014 checks will apply.

### Referral & Other Payments

PFK work with preferred providers for the delivery of certain services necessary for a house letting. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Company M & G EPCs Ltd - EPC and floorplan £35.00; EPC only £24.00; floorplan only £6.00. 'Mark-Up Values' - PFK receive payment in respect of the following - Inventories: figure ranging between £80 and £130; tenant referencing: £32; fitting of smoke/carbon monoxide alarms: £5. All figures quoted are inclusive of VAT.

### Permitted Payments

Rent: a tenant's regular payment to a landlord for the use of the property; Tenancy Deposit: money held on behalf of the tenant as security during the period of the tenancy and reserved for any damages or defaults by the tenant; Loss of keys, security device: £15.00 plus cost of keys/security device; Variation of Contract: £50.00; Early Termination/Surrender: a charge for an early termination can be made, this will not exceed the financial loss the landlord will suffer (these charges could cover the outstanding rent and marketing costs) as per the Tenant Fee Act 2019 Schedule 1; Utilities: tenants are responsible for paying bills in accordance with the tenancy agreement which could include council tax, utility payments (gas, electric, water) and communication services (TV, broadband & phone); Default fees under the tenancy agreement. All figures quoted are inclusive of VAT.

## LETTING DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From our offices in Cockermouth head towards Maryport along the A594, continuing through Dearham and on to Ellerborough Road, taking the right turning onto Cedar Crescent. Continue along until the second turning on the right into Maple Close - where the property can be found on the right hand side.

