

PFK

The Bungalow, High House, Sandwith, Whitehaven, Cumbria CA28 9UP

Rent: £1,050 pcm





PFK

LOCATION

Sandwith is a small village lying 2 miles south of Whitehaven, which offers a comprehensive range of amenities including schools, shops, restaurants and leisure facilities. The village of St Bees is a short drive away, famed for its sandy beaches and St Bees Head, the most westerly point of Cumbria, as are the delights of the Lake District National Park. For those wishing to commute, Sandwith is well placed for travel to and from the major local employment centres along the west coast.

PROPERTY DESCRIPTION

A recently renovated 3 bed detached bungalow available to let with immediate effect and on an unfurnished basis, in the popular hamlet of Sandwith, just outside of Whitehaven and boasting breathtaking countryside views to the front.

The property offers generous accommodation and is perfect for relocation and professionals, being an easy commute to the major employment centres located along the west coast, with the delights of the National Park also close by. In brief comprising entrance hallway, lounge with attractive wood burning stove, contemporary dining kitchen, 3 generous bedrooms and a stylish four piece family bathroom. Externally, there is driveway parking to the front and delightful gardens surrounding the property.

Please note that this charming bungalow is situated on a working farm, requiring a tenant who appreciates and respects the unique setting and lifestyle that comes with farm living. Prospective tenants should be mindful of the farm operations and be prepared to embrace the rural environment and its associated activities. Ideal for individuals seeking a countryside retreat with a touch of farm life.

ACCOMMODATION

Entrance Hall

Accessed via composite front door. With storage cupboards to one wall, radiator, loft access via hatch and pull down ladder, and doors giving access to all rooms.

Lounge

4.78m x 4.15m (15' 8" x 13' 7") A front aspect reception room enjoying views over open countryside. With radiator and wood burning stove set on a sandstone hearth with solid wood mantel.

Dining Kitchen

2.73m x 8.14m (8' 11" x 26' 8") A bright and spacious room with dual aspect windows and sliding patio doors out to the front and enjoying open views. The kitchen has been recently refitted with a range of modern wall and base units with complementary wood effect work surfacing and upstands, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer taps. Integrated electric oven with hob, splashback and extractor over, undercounter dishwasher and plumbing for under counter washing machine. Space for a large dining table and chairs, or a smaller table with a sofa, inset ceiling spotlights, radiator and part glazed door leading out to the rear garden.

Please note the dishwasher is included for tenants to use as they wish, but should it break down, it will not be replaced and will be removed.

Bathroom

3.10m x 2.50m (10' 2" x 8' 2") Fitted with a four piece suite comprising close coupled WC, wash hand basin, panelled bath and walk in shower cubicle fitted with splashback and mains shower. Storage, cupboard, vertical heated chrome towel rail, tile effect flooring and twin obscured rear aspect windows.

Bedroom 1

3.71m x 3.55m (12' 2" x 11' 8") A front aspect double bedroom with radiator and enjoying views over open countryside.

Bedroom 2

3.50m x 2.49m (11' 6" x 8' 2") A rear aspect double bedroom with radiator.

Bedroom 3

3.52m x 3.85m (11' 7" x 12' 8") A further rear aspect double bedroom with radiator.

EXTERNALLY

Gardens and Parking

The property shares the same entrance as the farm, so there will be farm vehicles that require access at all times. There is private driveway parking to the front for several cars with gardens lying to the side and rear, being mainly lawned.

The property has been subject to a full refurbishment by the landlords, and some works to improve the outdoor areas are still ongoing and will be discussed with any interested parties.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is not managed by PFK.

Terms: EPC rating: E

Rental: £1050 PCM plus all other outgoings

Deposit: Equal to one month's rent.

Conditions: No smokers allowed.

Please note Immigration Act 2014 checks will apply.

Water Supply

Please note the water is on a private metered supply and the the tenant will be billed for usage on a quarterly basis by the landlord.

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. Company RentGuarantor Ltd (guarantor service provider) – 7.5% of the revenue collected by them. '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

Mains electricity, water & septic tank drainage. LPG central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C


Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA28 9UP, alternatively by using What3words:///flagpole.gravitate.paying



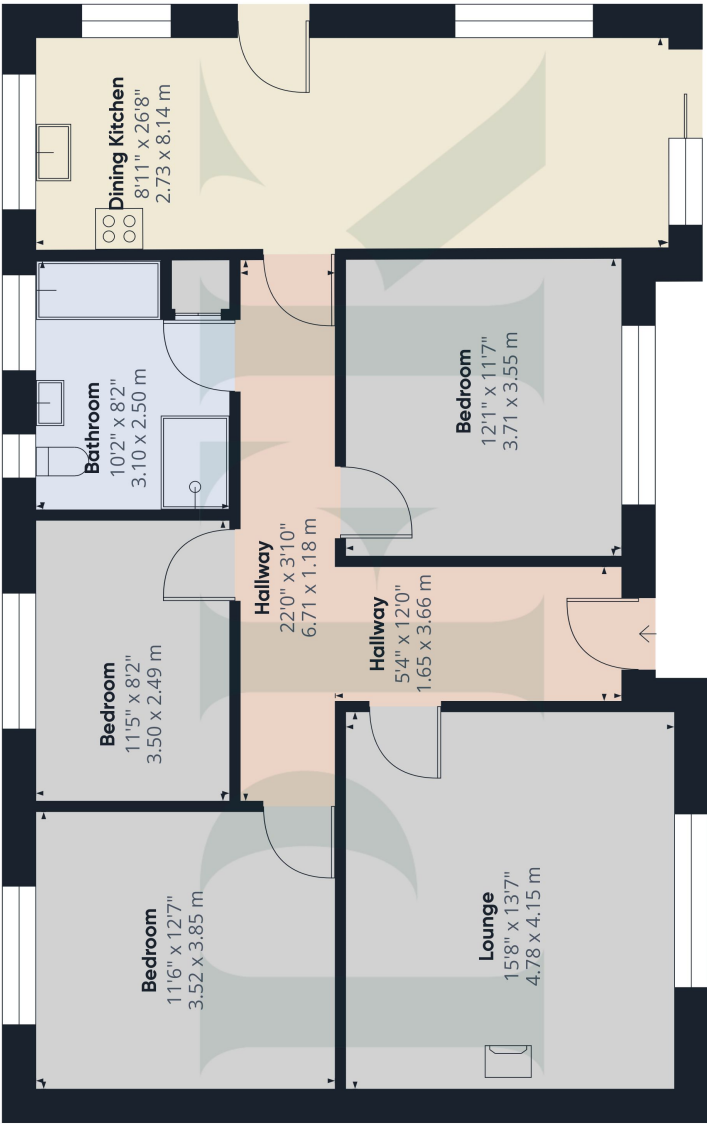


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			69
EU Directive 2002/91/EC			
England, Scotland & Wales			



Approximate total area⁽¹⁾

1086.94 ft²
100.98 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used for plan only for illustrative purposes only.

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