

# Cumbrian Properties

1 Thanet Terrace, Appleby-in-Westmorland



**Price Region £170,000**

**EPC-D**

End-terraced property | Corner plot | Local Occupancy Restriction  
1 reception | 4 bedrooms | 1 bathroom

Ideal FTB/BTL investment | Generous rear garden | No chain

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## 2/ 1 THANET TERRACE, APPLEBY-IN-WESTMORLAND

### LOCAL OCCUPANCY RESTRICTION APPLIES.

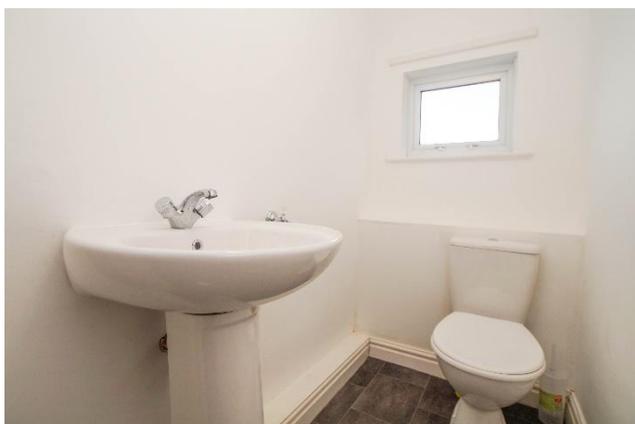
This four bedroom end-terraced property is situated on a corner plot with a generous rear garden and neutrally decorated throughout. The gas central heated and fully double glazed property briefly comprises entrance hall, cloakroom, two walk-in storage rooms, fitted kitchen and 24' dining lounge with door to the rear garden and understairs storage. To the first floor there are four bedrooms, three of which are double and a three piece family bathroom. Externally, to the rear of the property is a low maintenance fenced and lawned garden with additional top lawned garden with outbuilding. To the front of the property is a walled and gated low maintenance forecourt. The property is only a stone throw away from the train station and is an ideal opportunity for a first time buyer or a buy to let investment.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

**Entrance to the property leads into the entrance hall.**

**ENTRANCE HALL (12' x 6')** Doors to two storage cupboards, cloakroom, kitchen and dining lounge.

**CLOAKROOM (7' x 3'5)** Two piece suite comprising wash hand basin with mixer tap and WC. Frosted double glazed UPVC window to the front, tile effect vinyl flooring.



CLOAKROOM

**WALK-IN STORAGE CUPBOARD (9'5 x 5')** Double glazed UPVC window to the side, tile effect vinyl flooring and gas meter inside.

**KITCHEN (12'5 x 9')** Fitted kitchen incorporating sink with drainer and mixer tap, electric oven and grill with three burner electric hob with glass splashback and extractor hood above. Double glazed UPVC window to the front, radiator & tile effect vinyl flooring.



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**DINING LOUNGE (24' x 15'5)** Double glazed UPVC window to the rear, double glazed UPVC door to the rear garden, radiator, understairs storage and staircase to the first floor.



DINING LOUNGE

### **FIRST FLOOR**

**SPLIT LEVEL LANDING** Double glazed UPVC window to the side and doors to all four bedrooms and family bathroom.

**FAMILY BATHROOM (8' x 4'5)** Three piece suite comprising shower over panelled bath with mixer tap, wash hand basin with mixer tap and WC. Radiator, tile effect vinyl flooring, frosted double glazed UPVC window to the side.



BATHROOM

**BEDROOM 1 (12'5 x 11'5)** Double glazed UPVC window to the rear and radiator.



BEDROOM 1

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**BEDROOM 2 (11'5 x 11'5)** Double glazed UPVC window to the rear and radiator.



BEDROOM 2

**BEDROOM 3 (11'5 x 8')** Double glazed UPVC window to the front, radiator and fitted shelved storage cupboards (one housing the Worcester gas boiler).



BEDROOM 3

**BEDROOM 4 (8' x 8')** Double glazed UPVC window to the front and radiator.



BEDROOM 4

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**OUTSIDE** To the rear of the property is a low maintenance fenced lawned garden with path, access to the side of the property and gate leading to a further lawned area with outbuilding. To the front of the property is a low maintenance gated and walled forecourt.



GARDEN

**LOCAL OCCUPANCY** 1 Thanet Terrace, APPLEBY, CA16 6TU comes under the legislation of Section 157 of the Housing Act 1985. This is an Ex-Eden Council property and cannot be sold as a second home or a holiday let.

The criteria for prospective purchasers (PP) is at least one PP, must be able to provide evidence of 'Living or Working within the County of Cumbria' for 3 years prior to purchase.

**TENURE** We are informed the tenure of the property is Freehold

**COUNCIL TAX** We are informed the property is Tax Band A.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

