
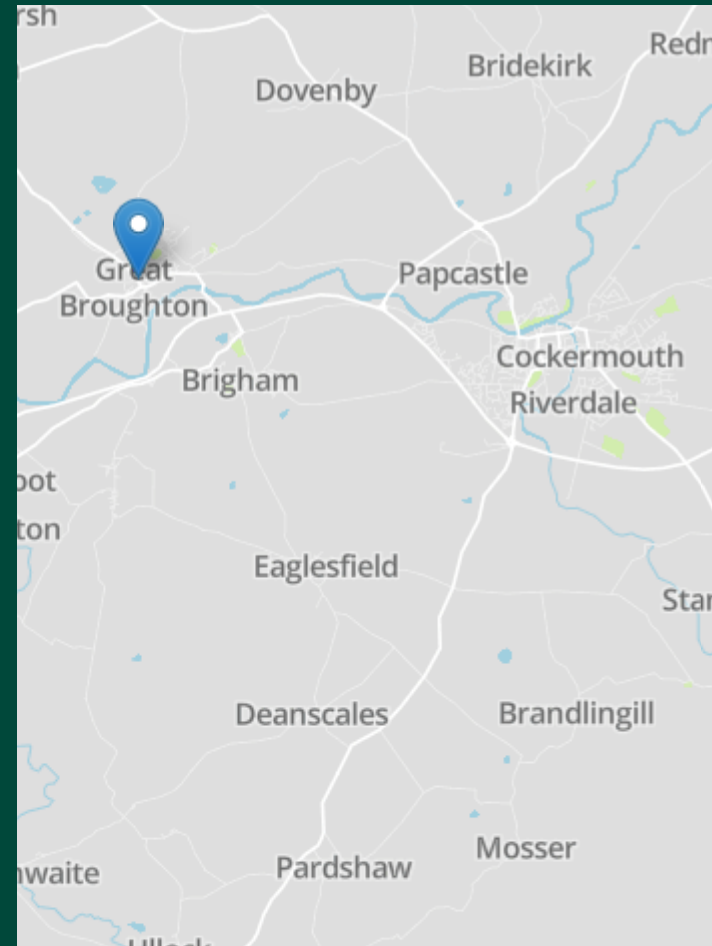


PFK

Rent: £495 pcm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



3 The Paddocks, Great Broughton, Cockeremouth, CA13 0ZA

- First floor flat
- Balcony with fell views
- Council Tax: Band A
- One bedroom
- Popular location
- EPC rating C
- Available furnished or unfurnished
- Available now

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- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 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

Enjoying an elevated position on the edge of this well serviced and popular village with a primary school which feeds into Cockermouth Secondary, public houses, bakery, shop and Post Office. Easy access to Cockermouth, the west coast and Lake District National Park.

PROPERTY DESCRIPTION

A comfortable one bedroom first floor apartment within the popular village of Great Broughton, enjoying off road parking and balcony with views towards the Lake District fells.

The accommodation briefly comprises open plan lounge/dining/kitchen, bathroom and double bedroom.

Available now for a long term let on a furnished or unfurnished basis.

ACCOMMODATION

Entrance

The apartment is accessed from the communal hallway via a wooden door leading directly into the open plan lounge/dining/kitchen.

Lounge/Dining/Kitchen

4.97m x 4.55m (16' 4" x 14' 11") A dual aspect, open plan room with UPVC doors leading out to a balcony enjoying views towards the Lake District fells.

The living area has space for a two or three seater sofa, TV, telephone and broadband points.

The kitchen area is fitted with a range of wall and base units in a white finish, with complementary wood effect work surfacing, incorporating sink and drainer unit with mixer tap and tiled splashbacks. Freestanding electric cooker with four burner hob, undercounter fridge, freezer and washing machine.

Bedroom

3.28m x 2.67m (10' 9" x 8' 9") A side aspect double bedroom with built in wardrobe with sliding doors and hanging rail and shelved cupboard housing the immersion tank.

Bathroom

2.34m x 1.58m (7' 8" x 5' 2") A rear aspect room fitted with a three piece suite comprising bath with electric shower over, WC and wash hand basin, part tiled walls and wall mounted heater.

EXTERNALLY

There is parking for two cars in the communal parking area.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is not managed by PFK.

Terms: EPC rating: C.
Rental: £495 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 electricity, water and drainage. Electric heating and double glazing installed. 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 Cockermouth proceed west along the A66 to the staggered Brigham/Great Broughton junction and turn right, following the road over the river and up into the village. Head through the village and bear right signposted Broughton Moor, following the road for approx. 100 yards and the property can be found on the right hand side.

