

TO LET:

4 Raven Lane, Applethwaite, Keswick, CA12 4PW

A three-bedroom, semi-detached house, conveniently located in a rural location within the village of Applethwaite, just 2 miles from Keswick, and having excellent access to the A66 and A591. It is available to rent, unfurnished, on an initial 6 month Assured Shorthold Tenancy.

Occupancy Restrictions Applies – please enquire for further details.

The Accommodation briefly comprises:

- ON THE GROUND FLOOR** **Entrance hallway**, leading to open plan kitchen, dining, and living room area. Living room can be shut off from dining/kitchen area with open partitioning glass doors.
Kitchen; comprising of fitted wall and base units with work tops, single drainer sink, and electric oven. **Living Room** has views across to the fells and an open fire.
- ON THE FIRST FLOOR** **Bathroom** at the top of the stairs, with electric shower over bath, W/C and wash-hand basin. **Bedroom 1**, double or twin. **Bedroom 2**, double with views over to the fells; **Bedroom 3**, single with views over to the fells.
- GARDENS** Spacious gardens, mainly lawn, with shrub areas.
Driveway-parking area for 1 car.
- SERVICES:** Private water
Electric throughout
- COUNCIL TAX:** According to Allerdale Council website, the property lies in Band 'D', the Council Tax for the year 2022/2023 £2042.63

RENT: A rent of £800 per calendar month, exclusive of outgoings, is expected for the property.

DEPOSIT: A deposit of £920 will be payable at the onset of the tenancy.

EPC: A rating of "D" (55). A copy of the Energy Performance Certificate is available for viewing at Edwin Thompson's office.

TENANCY AGREEMENT: The tenant will sign a standard Assured Shorthold Tenancy agreement prior to taking occupation of the property. A copy of the agreement is available for viewing at the office.

VIEWINGS: By appointment with Edwin Thompson Keswick office only.

APPLICATIONS: Application forms are available from the Keswick Office, or by email and post upon request.

The successful applicant will be asked to pay a holding deposit of £185 equal to 1 weeks rent. This will be used towards the first month's rent if the referencing is successful.

The deposit is non-refundable if the tenant withdraws their application or fails to give accurate information on their application forms.

NOTES:

- No Pets