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49A MAIN STREET, COCKERMOUTH, CUMBRIA CA13 9JS
£800 PCM

Situated in the middle of Cockermouth, this light and airy first floor, unfurnished, two level apartment overlooks the main street. Accessed via stairs, the property has entrance area, leading to inner hall, a modern and well appointed kitchen with white goods and large lounge, internal stairs lead to the second floor housing three bedrooms and bathroom. The landlord has requested; No Smokers, no pets. A Tenancy deposit of £850 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC Band: D

Entrance Vestibule

Main door into property, inlaid mat, laminate flooring, radiator, wood glazed door to inner hall.

Inner Hall

Doors to lounge and kitchen, stairs rising to second floor.

Lounge

15' 8" x 13' 4" (4.78m x 4.06m)

Two sash windows overlooking Main Street, radiator.

Kitchen

11' 10" x 10' 0" (3.61m x 3.05m)

Range of units at base and eye level, rolled edge work surfaces, fridge freezer, freestanding cooker, washing machine, dishwasher, one and a half bowl stainless steel sink with mixer tap, concealed boiler, breakfast bar, radiator, window to side.

Landing

Doors to all rooms, sky light over stairs.

Right Front Bedroom

13' 0" x 7' 7" (3.96m x 2.31m)

Sash window to front, radiator, laminate wood flooring.

Left Front Bedroom

10' 6" x 7' 9" (3.20m x 2.36m)

Sash window to front, radiator, laminate wood flooring.

Rear Bedroom

12' 4" x 10' 1" (3.76m x 3.07m)

Window to side, laminate wood flooring, radiator.

Bathroom

Patterned window to rear, extractor fan, hand wash basin with mixer tap in vanity unit, bath with rain-head shower over, low level WC, chromed heated towel rail.

Directions

The property is located on the main shopping street, access is via a secure door which leads to the rear access stairs.

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

39a Station Street

Cockermouth

CA13 9QW

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown.

EPC Band: D

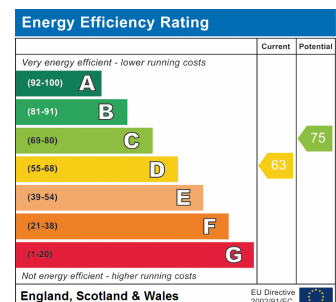
Additional Information

Council Tax Band: B

Mains water, sewage, gas and electricity are connected and the tenant will be responsible for charges relating to these services.

The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by the landlord directly.

All applications will be subject to a referencing and immigration Right to Rent check. For more details please refer to our application guidance notes available from any of our branches or by visiting our website.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.