
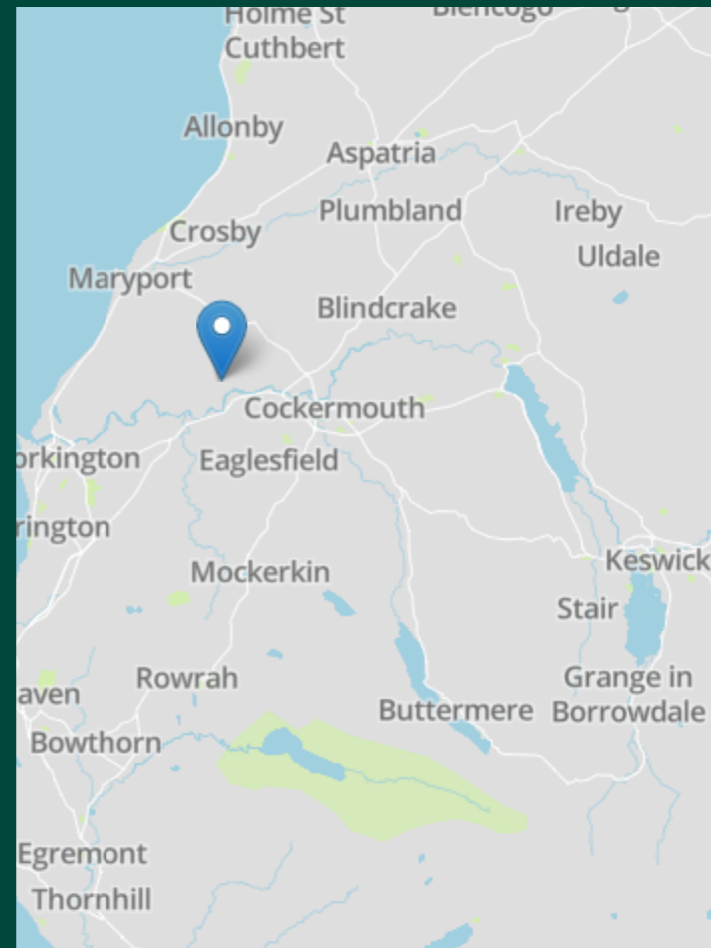


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	




139 Church Meadows, Great Broughton, Cockermouth, Cumbria, CA13 0JL

- Two bed semi detached
- Popular estate
- EPC rating C
- Perfect for first time buyers
- Local occupancy restriction
- Tenure - freehold
- Affordable housing scheme
- Garden & parking
- Council tax - Band B

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## LOCATION

Great Broughton is one of the larger villages around Cockermouth and offers a range of facilities including schools, shops, a post office, churches and public houses. The village is in an elevated position with easy access to the A66, the west coast and the Lake District National Park.

## PROPERTY DESCRIPTION

A comfortable, two bedroom, semi detached house on the ever popular Church Meadows estate, available for sale at a discounted market value figure as part of an affordable housing scheme and perfect for first time buyers!

The accommodation enjoys a light and airy feeling and comprises lounge with doors to the garden, kitchen, two well proportioned bedrooms and a three piece bathroom. Two off road parking spaces to the front, and a private sun trap garden with decking to the rear complete this excellent home.

Note: local occupancy restriction applies.

## ACCOMMODATION

### Entrance Hall

Accessed via part glazed composite front door.

### Cloakroom/WC

Fitted with WC and wash hand basin.

### Lounge

4.65m x 3.68m (15' 3" x 12' 1") A rear aspect reception room with UPVC sliding door giving access to the rear garden. Stairs to first floor with understairs storage area, points for TV/telephone/broadband and door to kitchen.

### Kitchen

2.70m x 2.54m (8' 10" x 8' 4") Front aspect kitchen fitted with a range of wall and base units in a light wood effect finish with complementary grey granite effect work surfacing and upstands incorporating 1.5-bowl stainless steel sink/drainage unit with mixer tap. Integrated combination oven/grill with four burner gas hob, stainless steel splashback and extractor over. Space for freestanding fridge freezer, and wall mounted gas combi boiler in storage cupboard.

## FIRST FLOOR LANDING

With doors to two bedrooms and bathroom.

### Bedroom 1

3.93m x 2.64m (12' 11" x 8' 8") Front aspect, double bedroom with built in, double wardrobe.

### Bedroom 2

2.0m x 3.75m (6' 7" x 12' 4") Front aspect, large single bedroom.

### Bathroom

2.45m x 1.58m (8' 0" x 5' 2") Partly tiled bathroom fitted with three piece suite comprising bath with electric shower over, WC and wash hand basin. Obscured window to front aspect and laminate flooring.

## EXTERNALLY

### Gardens and Parking

To the front of the property, there are two dedicated off road parking spaces. To the rear there is an enclosed garden, mainly laid to lawn with patio area and raised, composite decked area.

## ADDITIONAL INFORMATION

### Affordable Housing Price & Local Occupancy Clause

This property is being sold at a discounted price under Allerdale Borough Council Affordable Housing Scheme and is subject to a Section 106 Agreement. It can only be sold to those who satisfy eligibility criteria. Briefly:

- (1) The applicant must have need of 'affordable housing'
- (2) The applicant must not own any other house.
- (3) The property is subject to a local occupancy restriction restricting the sale to those who:

Live or have previously lived in the locality

Work in or have secured work in the locality

Have a direct family connection with the locality

Please contact PFK branch office for further information.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. 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 : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. 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, take the A66 in a westerly direction and after approx. 2 miles, turn right for Great Broughton. Follow the road up to the village, bear right for 'Little Broughton', then turn left into Ghyll Bank. Take the second left into Church Meadows and follow the road into the newer part of the development and the 2nd cul-de-sac on the left hand side. The property can be found on the left.

