

58 Lowther Street
Whitehaven
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THE ANNEXE, 1 HALL COURT, TALLENTIRE, COCKERMOUTH CA13 0PU
£525 PCM

This charming one bedroomed Grade II listed furnished property is situated in a quiet position within the village of Tallentire and is available with immediate effect. This lovely home includes many character features and would make an ideal home for a professional individual. The accommodation includes an entrance hallway, spacious living/dining room, modern kitchen with appliances, double bedroom and fitted bathroom, together with garden area and two parking spaces to the front.

The landlord has requested; No Smokers, no pets due to a family dog being on site for part of the week.

A Tenancy deposit of £525.00 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

A timber door with double glazed insert leads into the hallway, with wood effect flooring, double glazed Velux window to front, exposed ceiling beam, double radiator, braced timber doors to living/dining room, bedroom and bathroom.

Living/Dining Room

17' 1" x 11' 6" (5.21m x 3.51m)

Exposed ceiling beams and A-frame, double glazed windows and double glazed door to the front, two Velux windows to front, two double radiators, exposed stone wall feature, wood effect flooring, door to kitchen.

Kitchen

11' 4" x 7' 2" (3.45m x 2.18m)

Fitted with a range of wall and base level units, inset stainless steel single bowl sink and drainer unit with mixer tap, inset four ring electric hob with stainless steel extractor chimney over, integrated oven, grill, fridge and freezer, washing machine. Double glazed window to the front, Velux window to front, window to the rear, tile effect laminate flooring, tiled splash back, exposed ceiling beams, double radiator.

Double Bedroom

11' 7" x 8' 7" (3.53m x 2.62m)

Two double glazed windows to the front, Velux window to front, double radiator, exposed ceiling beams.

Bathroom

Fitted with a modern, white three piece suite comprising low level WC, wash hand basin set within a stylish wood and glass stand, and shower bath with fitted shower screen and thermostatic shower over. Obscured window to the rear, part wall tiling, double radiator, extractor fan, vinyl flooring.

Outside

To the front of the property is a lawned garden area and off-road parking for two vehicles.

Directions

From Cockermouth take the A594 towards Maryport, then take the right hand turn at the crossroads signposted for Tallentire. Proceed into the village and at the sharp right hand bend turn left into a farmyard. Go through the farm yard and turn to the right, continuing along a lane toward some buildings. At the buildings bear left by some gates and immediately right, then proceed to the end of the lane where the property can be found on the right hand side.

Do not approach the property via the entrance to Tallentire Hall as that is a private entrance for the Hall.

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

Branch Address:
58 Lowther Street,
Whitehaven,
CA13 9QW.

cockermouthlettings@lillingtons-estates.co.uk

01900 828600.

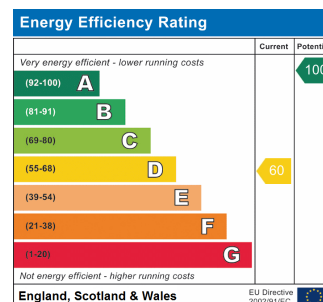
Additional Information

Council Tax Band: A

Mains water, sewage, and oil are connected and the tenant will be responsible for charges relating to these services. Electricity is included but the Landlord requests no electric heaters are used as the property has a full oil heating system.

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.