

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

Telephone:
01946 590412
Website:
www.lillingtons-estates.co.uk



**1 ROACH COTTAGES, BRANTHWAITE, WORKINGTON CA14 4TG
RENT £895 PCM**

A deceptively spacious semi detached property in the popular village of Branthwaite which is offered unfurnished with immediate effect. The accommodation comprises entrance hall, kitchen/dining room, a generous living room, useful rear porch, three bedrooms and modern fitted bathroom. There is a low maintenance garden to the rear and parking for two cars, also at the rear.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £895.00 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 Hall

Double glazed door leads into hall with doors to rooms, stairs to first floor, under stairs storage cupboard, double radiator.

Kitchen/Dining room

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splash back, electric hob with double oven, integral dishwasher, space for fridge/freezer, double glazed window to front, space for table and chairs, double radiator.

Living room

Spacious room with double glazed window to rear, door leading to rear porch, stylish electric wall mounted fire, wood effect floor, double radiator.

Rear Porch

Useful spacious porch with door onto garden & parking area, double glazed construction.

Landing

Doors to rooms, loft access

Bedroom 1

Double glazed window to rear, double radiator

Bedroom 2

Double glazed window to front, double radiator

Bedroom 3

Double glazed window to rear, double radiator

Bathroom

Panel bath with thermostatic shower over, hand wash basin in corner unit with cupboards and work top, concealed cistern WC, wall cupboard housing combi boiler, towel rail, double glazed window to front.

Outside

To the front, steps lead up to front door. To the rear there is a parking area for two cars with access to a shillied rear garden area and access to rear porch.

Additional Information

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

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: B

Broadband type & speed: Standard 1Mbps / Superfast 67Mbps

Mobile reception: Data retrieved from Ofcom dating back to Jan 26' indicates EE & Vodafone have good signal outside and variable service indoors. O2 & 3 have variable signal outdoors and no service inside

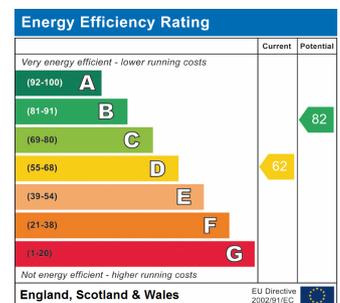
Mains water, gas, sewage and electricity are connected and the tenant will be responsible for charges relating to these services.

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

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.

Directions

From Cockermouth take the A5086 south towards Lamplugh and turn right for Dean. Proceed through the village, past the Royal Yew pub and at the crossroads turn left to Branthwaite. Enter the village where the property will be situated on the right hand side.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.