

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

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



**ASHLEA, MAIN STREET, RAVENGLASS, CUMBRIA CA18 1SG
£700 PCM**

Situated on Main Street, Ravenglass, this charming beach-side cottage offers porch, lounge/diner, kitchen and bathroom, first floor comprises of two bedrooms with a further room to the second floor. The property will be let fully furnished and is available immediately. The cottage is close to many amenities including the famous La'al ratty railway, local hotels and a short drive to fell walks.

The landlord has requested; No Smokers and pets by agreement. A Tenancy deposit of £700.00 applies.

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

EPC Band: E

Porch

Solid entrance door, with glazed panels to front and side, tiled floor, further door to lounge/dinignroom.

Lounge/Dining Room

Double glazed uPVC window to front, open fire, two radiators, door to understairs storage cupboard, door to stairs rising to first floor, double glazed uPVC window to kitchen, door to kitchen.

Kitchen

Range of units at base and eye level, skylight, double glazed uPVC window to side, stainless steel sink with mixer tap, washing machine, under counter fridge, free standing cooker, door to bathroom.

Bathroom

Panelled bath with electric shower over and fitted screen, pedestal hand wash basin, low level WC, chromed heated towel rail, tiled floor, glazed roof panel, extractor fan, window onto external covered storage area.

Landing

Doors to bedrooms 1 and 2, stairs rising to second floor loft room (restricted headroom on stairs).

Bedroom 1

Double glazed uPVC window to front, radiator, built in storage cupboard.

Bedroom 2

Double glazed uPVC window to rear with sea views, radiator.

Loft Room

Double glazed uPVC window to rear, radiator, eaves storage cupboard.

Additional Information

Council Tax Band:A

The Ofcom website states (at 22/02/24) that EE, Three and O2 are all available for both voice and data indoors at this address, Vodafone voice only indoors, and in addition; voice/data and enhanced data is available via all four providers outdoors.

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.

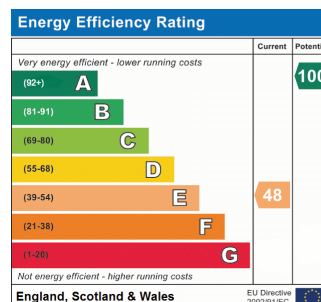
Directions

From the A595, turn onto Main Street and follow the road down, passing under the railway bridge, a short way ahead turn off right at the Inn at Ravenglass and follow the road down. Ashlea is at the far end on the right side.

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

Branch Address:
58 Lowther Street
Whitehaven
CA28 7DP

Tel: 01946 590412
whitehaven@lillingtons-estates.co.uk



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.