

Edwin
Thompson



5 CROFT TERRACE

Cockermouth, Cumbria, CA13 9RE



TO LET

5 CROFT TERRACE

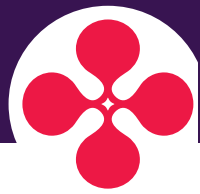
Cockermouth, Cumbria, CA13 9RE

What3Words: [///unionists.wades.desiring](https://www.what3words.com/unionists.wades.desiring)

5 Croft Terrace is an attractive Victorian terrace property. Comprising of 4 bedrooms, situated over three floors and includes large dining area, fully equipped kitchen and good size accommodation throughout. A very well looked after property which has recently been renovated to include walk in closet, Jack and Jill shower room, games room and new boiler. The property is in easy walking distance of the town and all the local amenities. Available on a 6 month Assured Shorthold Tenancy followed by a month to month periodic tenancy.

RENTAL VALUE: £1500

Offered exclusively for sale by Edwin Thompson



BRIEF RESUME:

5 Croft Terrace is an attractive Victorian terrace property. Comprising of 4 bedrooms, situated over three floors and includes large dining area, fully equipped kitchen and good size accommodation throughout. A very well looked after property which has recently been renovated to include walk in closet, Jack and Jill shower room, games room and new boiler. The property is in easy walking distance of the town and all the local amenities. Available on a 6 month Assured Shorthold Tenancy followed by a month to month periodic tenancy.

ACCOMMODATION:

Living Room; spacious area with bay window.

Kitchen: Fully fitted kitchen with wall and base units. Integrated gas cooker and hob, fridge, freezer, dishwasher and washing machine. Double patio doors leading to fully enclosed back yard.

Dining Room: Featured fireplace and built in bookshelves. Space for large table and chairs. Easy access from the kitchen.

First Floor:

Bedroom 1: King/Double with build in wardrobes and feature fireplace.

Bedroom 2: Twin Room with views over bowling green.

Bathroom: Bath with shower over. WC and hand basin.

Second Floor:

Bedroom 3: King Size/Double with build-in wardrobes and access to Jack and Jill shower room. View of the river.



Bedroom 4: Double. Feature fireplace, with views over the bowling green. Access to Jack and Jill shower room.

Jack and Jill shower room: Wonderful rainfall and hand held enclosed shower. WC and hand basin.

OUTSIDE:

Games Room: Room for miniature table tennis/pool table and a dart board
Back yard and seating area. No exit from the back of the house.
Bike storage (lockable) is available

SERVICES:

Mains gas, water, electricity, and drainage all connected.
Gas central heating and hot water Internet point.

COUNCIL TAX:

Edwin Thompson is advised by our client who identifies the property as being within Band "C". The Cumberland Council website quotes the total Council Tax payable for the year 2024/25 as being £2070.58

RENT:

A rent of £1500 per calendar month, exclusive of outgoings, is expected for the property.

DEPOSIT:

A deposit of £1730 will be payable at the onset of the tenancy.

MOBILE PHONE COVERAGE

		Voice	3G	4G	5G
Vodafone	Indoor	○	✗	○	○
	Outdoor	○	✗	○	○
Three	Indoor	○	○	○	✗
	Outdoor	○	○	○	✗
O2	Indoor	○	○	○	✗
	Outdoor	○	○	○	✗
EE	Indoor	○	✗	○	○
	Outdoor	○	○	○	○

○ Good Coverage ✗ No coverage.

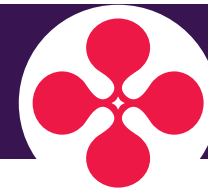
*Information provided by the signalchecker.co.uk website

BROADBAND COVERAGE

CA13 9RE Broadband	
FTTH/FTTP	✗
Ultrafast Broadband (>=100 Mbps)	✗
Superfast Broadband (>24 Mbps)	○
Fibre (FTTC or FTTH or Cable or G.Fast)	○
Wireless	○
LLU	○
ADSL2+	○
ADSL	○

Average in CA13 9RE in the last 12 months:

*Information provided by the thinkbroadband.com website.



EPC:
EPC rating "D" (61) A copy of the Energy Performance Certificate is available for viewing at Edwin Thompson's Office.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



TENANCY AGREEMENT:

The tenant will sign a standard Tenancy Agreement prior to taking possession of the property. A copy of the agreement is available for viewing at the office.

VIEWINGS:

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

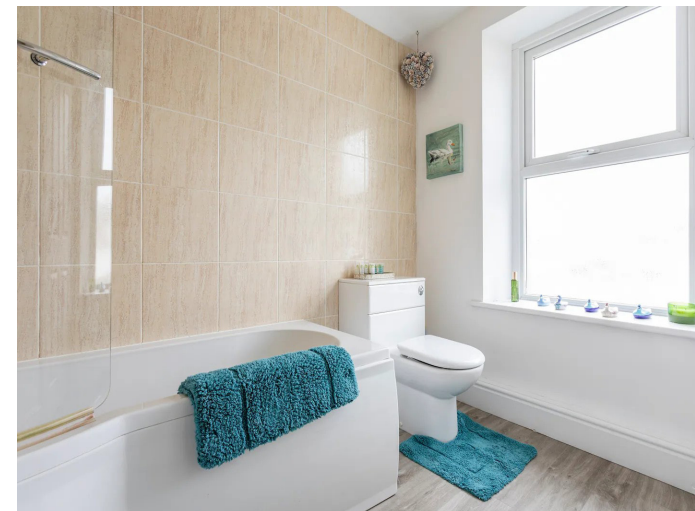
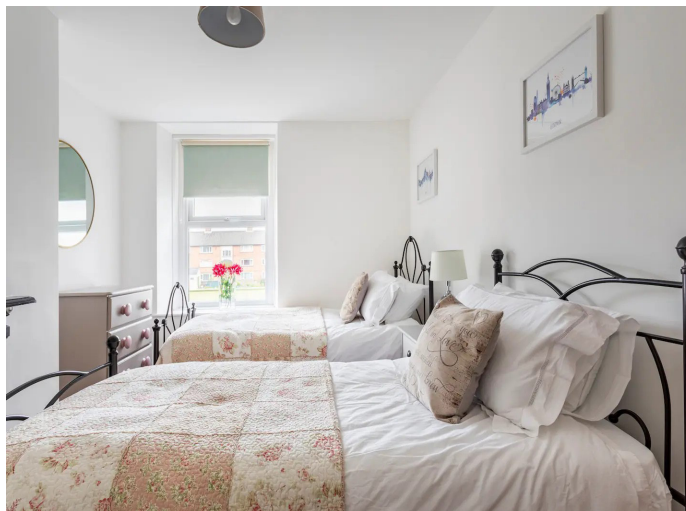
APPLICATIONS:

Application forms are available from this office.

A holding deposit equal to 1 week's rent £345 is payable by the successful applicant. This will then be used towards the first month's rent if the referencing is successful. The deposit is non-refundable if the tenant withdraws their application or fails to give accurate information on their application forms.

NOTES:

Parking is available in Riverside car park which is around 75 metres from the front door. Permits available. Approx £6 for 24 hours.



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COCKERMOUTH, CUMBRIA, CA13 9RE

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