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Edwin
Thompson



Ref: R151

TO LET:

5 Briar Rigg, Keswick, CA12 4NW

A three-bedroomed semi-detached house well situated in the heart of Keswick and close to all the towns amenities. The property is part furnished, spacious, and offers double glazed windows, beautiful outside space, garage and parking for 1 car. It is available to rent on an initial 6 month Assured Shorthold Tenancy then taking it month after month after that.

The Accommodation briefly comprises:

On the Ground Floor

From the front door, enter into an **Entrance Hall. Living Room/ Dining Area** to your left with TV and telephone point, open plan dining area; **Kitchen** comprising wall and base units with work tops, single drainer sink, integrated cooker and fridge and plumbing for dishwasher and washing machine. Patio doors leading out to stone built patio.

On the First Floor

Landing; Bathroom including a bath with shower over, wash basin and WC. **3 bedrooms:** two double bedrooms with built in wardrobes and one single room. Front bedrooms have fantastic views towards Latrigg.

Outside:

Stone built patio
Lawn area
Garage

Services:

All mains' services, including electricity and gas
Gas central heating, with radiators throughout
TV and telephone points

Council Tax:

The Cumberland Council Tax advises the property lies in band 'D', the Council Tax for the year 2025/2026 being £2,499.03

Berwick upon Tweed
Carlisle
Galashiels
Keswick
Kendal
Windermere

Chartered Surveyors

Rent: A rent of £900 per calendar month, exclusive of outgoings, is expected for the property.

Deposit: A deposit of £1035 will be payable at the onset of the tenancy.

EPC: TBC. A copy of the Energy Performance Certificate is available for viewing at Edwin Thompson's office.

Broadband Coverage:

CA12 4NW Broadband	
FTTH/FTTP	X
Ultrafast Broadband (>=100 Mbps)	X
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✓
ADSL2+	✓
ADSL	✓

Mobile Phone Coverage

		Voice	3G	4G	5G
Vodafone	Indoor	✓	X	X	✓
	Outdoor	✓	X	✓	✓
Three	Indoor	✓	X	✓	X
	Outdoor	✓	X	✓	X
EE	Indoor	✓	X	✓	X
	Outdoor	✓	X	✓	X
O2	Indoor	✓	✓	✓	X
	Outdoor	✓	✓	✓	X

✓ Good Coverage X No coverage.

*Information provided by the signalchecker.co.uk website

Tenancy Agreement:

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

Viewings:

By appointment with Edwin Thompson.

Applications:

Application forms are available from the Keswick Office, or by email and post upon request.

A holding deposit equal to 1 weeks rent, being £210 is payable by the successful applicant. This will then be used towards the first months 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.