



Ref: L369

# TO LET:

## 3 Church Row, Threlkeld, Keswick, CA12 4SJ

An attractive refurbished 2 bedrooomed mid-terrace cottage, situated within the village of Threlkeld, just 5 miles from Keswick, and a few minutes' drive from the A66, providing access and transport links to Penrith, the M6 and West Cumbria. The cottage enjoys double glazing throughout, modern electric heating, garden and lovely views. The property is available to rent, unfurnished, on an initial 6 month Assured Shorthold Tenancy.

### The Accommodation briefly comprises:

#### On the Ground Floor

**Living Room** with TV and telephone point, and a multi-fuel stove; **Kitchen/Diner**, comprising of a range of wall and base units, plumbing for a washing machine, sink, fitted electric oven and hob with hood above, and under stairs storage space.

#### On the First Floor

**Landing with loft access to loft storage area; Rear Twin/Double Bedroom; Bathroom** including bath with electric shower over, w/c and wash-hand basin; **Front Double Bedroom** with lovely views

#### Outside

**Coal Store** and **Garden**, which is laid mainly to lawn, with a **timber shed**. The garden is detached from the property and accessed via a shared right of way.

#### Services

Mains water, electricity and drainage.  
Modern Electric heating system  
TV and telephone points.

**Council Tax**

We are verbally informed by Cumberland Council that the property lies in Band 'C', the Council Tax for the year 2024/2025 being £2032.85

**Rent**

A rent of £880, exclusive of outgoings, is expected for the property.

**Deposit**

A Tenancy Deposit of £920 will be payable at the start of the tenancy.

**EPC**

Energy Performance "D" (55). A copy of the Energy Performance Certificate is available for viewing at this office.

**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 this office.

**Viewings**

By appointment to be arranged with Edwin Thompson.

**Applications**

Application forms are available from this office.

The successful applicant will be asked to pay a holding deposit of £180 equal to 1 weeks rent. This will be used towards the first months rent if the referencing is successful.

If the referencing is failed, the deposit is non refundable.