

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

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



BOADLE COTTAGE, LAMPLUGH, WORKINGTON, CUMBRIA CA14 4SA

£900 PCM

Boadle Cottage is a three bed, fully-furnished property that has been maintained and fitted out to a high standard. Set in a quiet location but a short drive to road-links, the property is of traditional stone construction comprising entrance hall, three bedrooms, storage room and contemporary shower room, to the first floor there is an open plan light and spacious lounge/kitchen/diner, there is also an enclosed outside space to the side with a storage outbuilding. There is parking at the property. This really is a hidden gem of a property suited to tenants who are looking for a quiet let.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £900.00 applies.

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

EPC Band: E

Hallway

Wood glazed entrance door leading into property, natural stone flooring and exposed beams, radiator, doors to bedrooms, storage area and shower room, stairs rising to first floor.

Bedroom 1

12' 2" x 9' 9" (3.71m x 2.97m)

Window to front, radiator, door to storage cupboard.

Bedroom 2

12' 8" x 5' 10" (3.86m x 1.78m)

Single bedroom with window to side, radiator, door to storage cupboard.

Storage Area

10' 0" x 8' 1" (3.05m x 2.46m)

Hanging rail, radiator, window to side, stairs rising to bedroom 3.

Bedroom 3

10' 0" x 8' 1" (3.05m x 2.46m)

Single bedroom with radiator, Velux window.

Shower Room

Contemporary fittings with glass wall walk-in shower, WC, and hand wash basin in vanity unit, chrome heated towel rail, radiator, patterned glazed window to rear.

Open plan lounge/kitchen/dining.

Lounge area : Comprising two radiators, window to front, patterned window to side, laminate wood grain flooring, electric 'fire' inset to chimney breast.

Kitchen/Dining : Window to front, three Velux windows, range of units at base and eye level with light wood effect work surfaces, free standing cooker with extractor over, under counter fridge and freezer, stainless steel sink with mixer tap, dish washer, washing machine and tumble dryer, additional one and a half bowl stainless steel sink.

Additional Information

Council Tax Band: C

Mains water, 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 the landlord directly.

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

Leaving Cockermouth via Lamplugh Road, after the BP fuel station, take the second exit from the A66 roundabout onto the A5086. Follow the road for approximately 6.5 miles, after the Crossgates Junction take the next right signed to Asby. Follow Asby road until the small bridge taking the right turn immediately before the bridge onto the private road. Follow the track for about 1/4 of a mile, at the beck take the road opposite and follow it round until you come to the property.

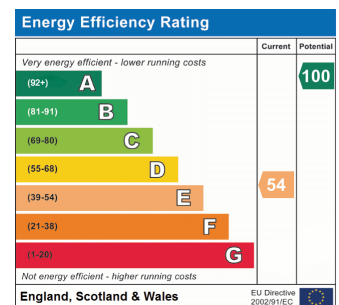
To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street
Whitehaven
CA28 7DP

Tel: 01946 828600

cockermouth@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 firm's employment has the authority to make or give any representation or warranty in respect of the property.