



Tallentire
Cockermouth
Cumbria
CA13 0PT

Offers In Excess Of £150,000

bettermove

Cockermouth

Bettermove are proud to present this 2 bedroom terraced cottage in Tallentire available with no forward chain.

The property benefits from double glazing, LPG central heating throughout and has off street parking available.

The council tax band is B.

The interior of this property comprises 2 bedrooms and bathroom on the ground floor. The first floor holds the living room and fitted kitchen. There is also a mezzanine on the second floor which could be used for storage or a further bedroom.

Located in the popular village of Tallentire, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A595 and A596.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

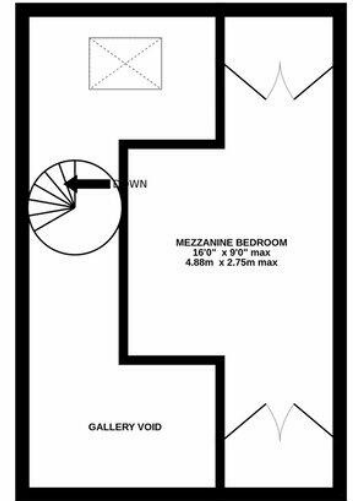
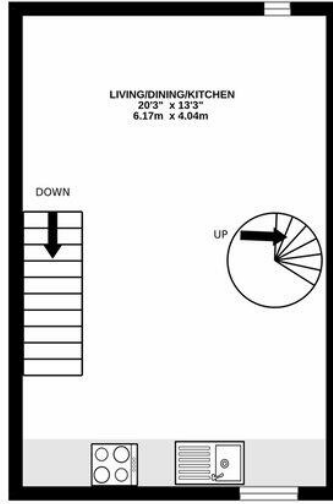
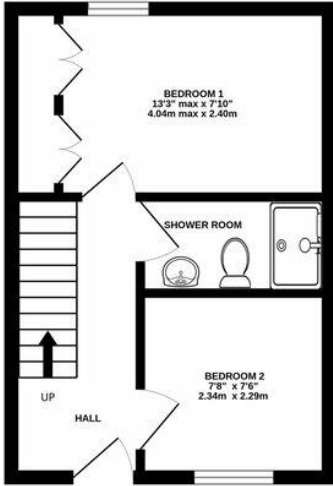
The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
259 sq.ft. (24.1 sq.m.) approx.

1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.

2ND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	13	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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