

15 HELVELLYN STREET,
KESWICK

Edwin
Thompson



Zoopa.co.uk

OnTheMarket.com

rightmove.co.uk
The UK's number one property website

15 Helvellyn Street, KESWICK, Cumbria, CA12 4EN

Brief Résumé

Well-proportioned 4/5 bedroom end of terrace house in a popular residential area of Keswick. Benefitting from a good size outside area and large garage. Easy access to the town centre. No upward chain.

Description

15 Helvellyn Street is an attractive stone faced late Victorian property, arranged over three floors and offering good sized accommodation. The property is in easy walking distance of the town and all the local amenities. In need of some modernisation the property offers considerable potential as a permanent or second home as well as an investment opportunity for long term or holiday let.

The property offers on the ground floor, Lounge, Dining Room, Kitchen and WC. To the first floor are Three Bedrooms and a Bathroom and on the second floor a further Bedroom and a Study/Bedroom. To the rear of the property is a generous sized garden/yard with access on to the back lane. There is also the benefit of a very good sized garage and small workroom.

Edwin Thompson thoroughly recommends internal viewing of this property to appreciate both its location and potential.



Accommodation:

Entrance

Entrance door with door to.

Entrance Hall

Tiled floor. Radiator. Stairs leading to first floor. Door to

Lounge

UPVC double glazed bay window facing to the front and UPVC window to the side. Two radiators. Electric fire with stone surround and slate hearth. coving to ceiling. Partition doors leading to:

Dining Room

UPVC window facing the rear yard. Gas fire with wood surround and marble hearth. Radiator. Door to large walk-in understairs cupboard with window. Door to:

Kitchen

Step down to kitchen. UPVC double glazed window to rear. Range of fitted wall and base units with complementary work surfaces. Single drainer sink and mixer tap. Space for free standing cooker. Electric cooker hood. Space for Fridge/Freezer and Dishwasher. Tiled Floor. Worcester Combination boiler. Door to small porch. Door to back door and access to garden/yard.

WC

WC. Wash hand basin



Stairs to First floor

Landing

Window to rear. Doors to all rooms. Door to stairs to second floor.

Bedroom One

Large double bedroom. UPVC Window facing the front and side. Radiator.

Bedroom Two

Double bedroom. UPVC window facing the side. Radiator. Vanity unit housing wash hand basin. Built in storage cupboard.

Bedroom Three

Single bedroom with UPVC window to front. Large storage cupboard. Radiator.

Bathroom

Two UPVC Windows. Corner shower unit with Mira electric shower. WC. Wash hand basin. Radiator. Fully tiled.

Stairs to Second floor

Landing

Large under eaves storage cupboard. Door to:

Bedroom Four

Double bedroom. UPVC window facing the rear, views of Skiddaw and surrounding fells. Built in under storage cupboards. Built in cupboards housing vanity unit and sink. Raised area with further under eaves storage and sunken bath with shower attached. Window to front.



Bedroom Five/Study

UPVC window to rear, views of Skiddaw and surrounding fells. Radiator.

Outside

To the front of the property is a small stone wall with wrought iron railings and gate. Paved area leading to the front door. To the back of the property is a very good sized paved area of garden/yard with gated access to the back lane. Door to.

Garage

As you enter from the garden you walk in to a small work room area that has sa sink and drainer and plumbing for a washing machine, light and power. Following in to a very large garage with full size floor to ceiling electric door on a roller.

Services

Mains gas, water, electricity, and drainage all connected. Gas central heating and hot water fired by the Combination boiler located in the kitchen.

Tenure

Freehold

Agent's Note

Appliances included, mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Council Tax

Edwin Thompson is advised by our client who identifies the property as being within Band "D". The Cumberland Council website quotes the total Council Tax payable for the year 2022/23 as being £2140.86.



Mobile phone and Broadband services

CA12 4EN		Mobile Signal			
		Voice	3G	4G	5G
Three	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
Vodafone	Indoor	✓	✗	✓	✓
	Outdoor	✓	✓	✓	✓
O2	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗

✓ Good Coverage ⚠ You may experience problems ✗ No coverage
5G ✗ Not yet available in this area

*Information provided by the signalchecker.co.uk website

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

Viewing

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



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

↓ Download: 93.5 Mbps

↑ Upload: 63.8 Mbps

*Information provided by the thinkbroadband.com website.

REF: K3412145



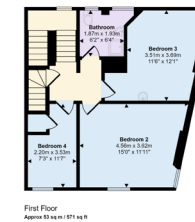
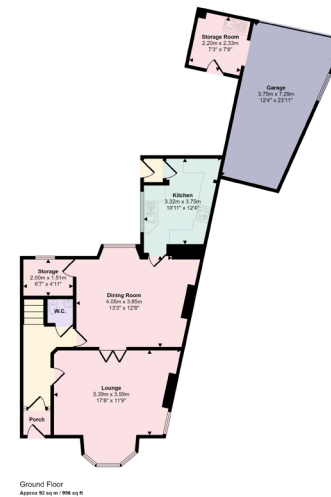
28 St John's Street,
Keswick,
Cumbria
CA12 5AF

T: 017687 72988
F: 017687 71949
E: keswick@edwin-thompson.co.uk
W: edwinthompson.co.uk

Edwin
Thompson



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78
55-68	D		
39-54	E	43	
21-38	F		
1-20	G		



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

Regulated by RICS



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
- All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
- No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
- No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
- These particulars were prepared in March 2024