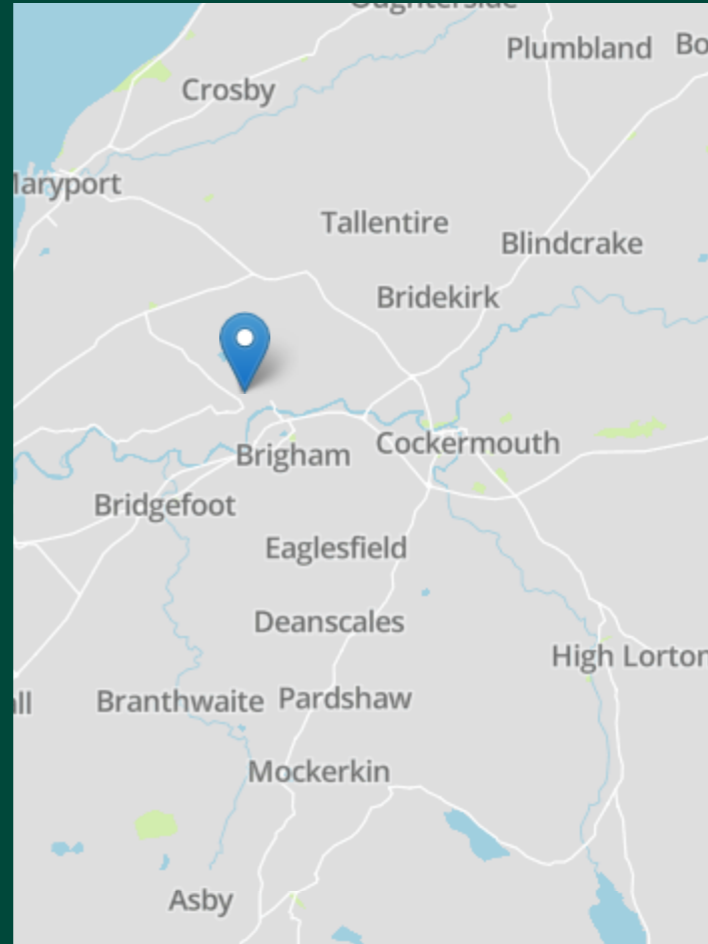


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



20 Church Meadows, Great Broughton, Cockermouth, CA13 0LF

- Three bedroom end terrace
- Popular residential estate
- Tenure - freehold
- Great FTB or young family home
- Catchment for Cockermouth secondary
- Council tax - Band A
- Extended & upgraded home
- Village location
- EPC rating - C

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

Great Broughton is one of the larger villages around Cockermouth and offers plenty amenities including schools, shops, a post office, churches and public houses. The village is in an elevated position with easy access to the A66, the west coast and the National Park.

PROPERTY DESCRIPTION

20 Church Meadows is an extended, three bedroom, end terrace property, tucked away in a quiet cul-de-sac on a highly sought after estate in the popular village of Great Broughton; a fantastic home for a first time buyer or young family. The accommodation is well presented and comprises large lounge-dining room, recently installed kitchen, utility room, three spacious bedrooms and a three piece family bathroom. Externally there is ample off road parking on the driveway, and front and rear lawned gardens.

Within catchment for the village primary school and Cockermouth Secondary, and in 'move in' condition, you will have to move quickly to avoid missing out on this great home!

ACCOMMODATION

Entrance Porch

Accessed via part glazed, uPVC front entrance door. Part glazed, oak internal door to:-

Open Plan Lounge/Dining Room

6.71m x 4.24m (22' 0" x 13' 11") A light and airy, front aspect, room with decorative coving, electric, flame-effect stove set in granite hearth and surround, points for TV/Sky/telephone/broadband and stairs to first floor accommodation. Space for six person dining table and oak internal door to:-

Kitchen

2.48m x 3.70m (8' 2" x 12' 2") Rear aspect kitchen comprising range of base and wall units in a light grey, Shaker style finish with complementary black, granite effect counter tops and upstands and stainless steel sink/drain unit with mixer tap. Space/point for freestanding, gas cooker with extractor fan above, space/plumbing for under counter dishwasher and space for freestanding fridge freezer. Wall mounted Worcester boiler (concealed in wall unit), part glazed, uPVC door providing access to the rear garden and internal oak door to:-

Utility Room

2.35m x 2.76m (7' 9" x 9' 1") Dual aspect room fitted with range of base and wall units in a white finish with complementary wood effect counter top. Space/power/plumbing for under counter washing machine and tumble dryer and uPVC, double glazed, door providing access to the side of the property.

FIRST FLOOR

Landing

With oak internal doors to all rooms, built in airing/storage cupboard and access to loft space (via hatch).

Bedroom 1

3.70m x 3.01m (12' 2" x 9' 11") Front aspect, double bedroom with built in wardrobe and storage cupboard.

Bedroom 2

3.72m x 2.66m (12' 2" x 8' 9") Front aspect, double bedroom with decorative coving and built in wardrobe.

Bedroom 3

4.82m x 2.33m (15' 10" x 7' 8") Rear aspect, large, single bedroom with decorative coving.

Bathroom

1.78m x 1.84m (5' 10" x 6' 0") Partly tiled, rear aspect bathroom fitted with three piece suite comprising bath with tap connected shower over, WC and wash hand basin.

EXTERNALLY

Parking

A tarmac driveway at the front of the property provides off road parking for two/three cars.

Garden

A lawned garden flanks the driveway to the front of the property. To the rear, there is an enclosed garden which is laid mainly to lawn with boundary hedging and fencing, patio seating area, external water tap and wooden storage sheds.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From Cockermouth, take the A66 in a westerly direction. After approximately two miles, turn right for Great Broughton. Follow the road up to the village and bear right for 'Little Broughton', turn left into Ghyll Bank and take the second left into Church Meadows.

