

10 MANESTY VIEW,  
KESWICK

Edwin  
Thompson



Zoopla.co.uk

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The UK's number one property website

# 10 Manesty View,

KESWICK, Cumbria, CA12 4JF

## Brief Résumé

Very well presented two bedroomed semi-detached Bungalow in an extremely popular part of Keswick. Elevated position with stunning views of the surrounding Lakeland Fells. Garden, garage, no upward chain.

## Description

10 Manesty View is situated in a lovely part of the town, within an easy 10-minute walk to all the facilities and amenities Keswick has to offer. Positioned in an elevated position, no 10 has the benefit of stunning panoramic views of the surrounding Lakeland Fells from the rear of the property. Currently used as a successful holiday let, the property is equally suitable as a permanent home, second home or a residential let.

The accommodation comprises entrance porch, Inner hall, spacious living room, kitchen, two double bedrooms and bathroom. Outside are gardens to the front and rear. A garage is located across the road. The property is fully doubled glazed. Heating and hot water is via a combination boiler. No upper chain involved.



## Accommodation:

### Entrance Porch

Entrance door.

Door to:-

### Inner Hall

Access to Living Room and Kitchen. Radiator.

### Living Room

Large bay UPVC window to the front and one smaller window to the side. Electric fire with wood surround. Radiator

### Kitchen

Good range of wall and base units with contrasting work surface. Space for washing machine. Space for Fridge. Integrated Electric oven and hob. Extractor cooker hood. Large window looking to the rear with fine views of the Lakeland Fells. Radiator. Door to storage cupboard. Door to:

### Inner Hallway

Loft Access. Doors to other rooms.

### Bedroom One

Double bedroom. Patio doors leading out to a wooden balcony with stunning views. Radiator.



### Bedroom Two

Double or Twin bedroom. Window facing to the front. Radiator.

### Bathroom

Window. Three-piece suite comprising WC, wash hand basin, and bath with shower above. Ladder style chrome radiator. Shaver point.

### Outside

To the front of the property is a small stone bordered enclosed garden area filled with mature shrubs. A pathway leads down the side of the house with access to the front door. To access the back garden, carry on down the path and steps will take you to a paved tiered garden planted with small trees and shrubs. The views are breathtaking over the roof tops and beyond to a full range of Lakeland Fells.

### Garage

Single with driveway.

### Services

All mains services connected. Central heating and water heating are provided by a Worcester combination boiler situated in the loft.



### Agent's Note

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

### Council Tax

The GOV.UK website identifies the property as "Deleted" as the property is currently designated as a business Holiday Let

### 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.

### Mobile phone and Broadband services

		CA12 4JF Mobile Signal			
		Voice	3G	4G	5G
<b>Three</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
<b>Vodafone</b>	Indoor	✓	✓	✓	✓
	Outdoor	✓	✓	✓	✓
<b>O2</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
<b>EE</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗

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

\*Information provided by the [signalchecker.co.uk](http://signalchecker.co.uk) website

		CA12 4JF 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: 85.7 Mbps

↑ Upload: 57.2 Mbps

\*Information provided by the [thinkbroadband.com](http://thinkbroadband.com) website.

REF: K3397751



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

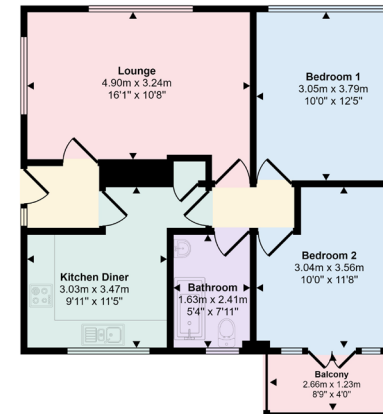
T: 017687 72988  
F: 017687 71949  
E: keswick@edwin-thompson.co.uk  
W: edwinthompson.co.uk

Edwin  
Thompson



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88
69-80	C		
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area  
60 sq m / 645 sq ft



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.

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