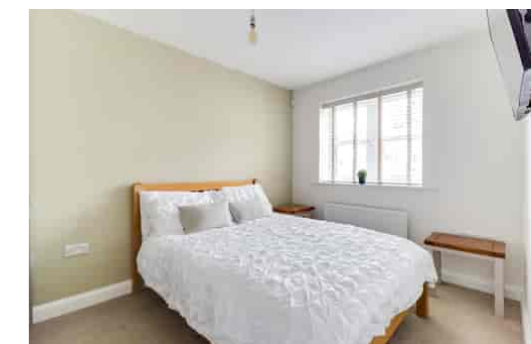
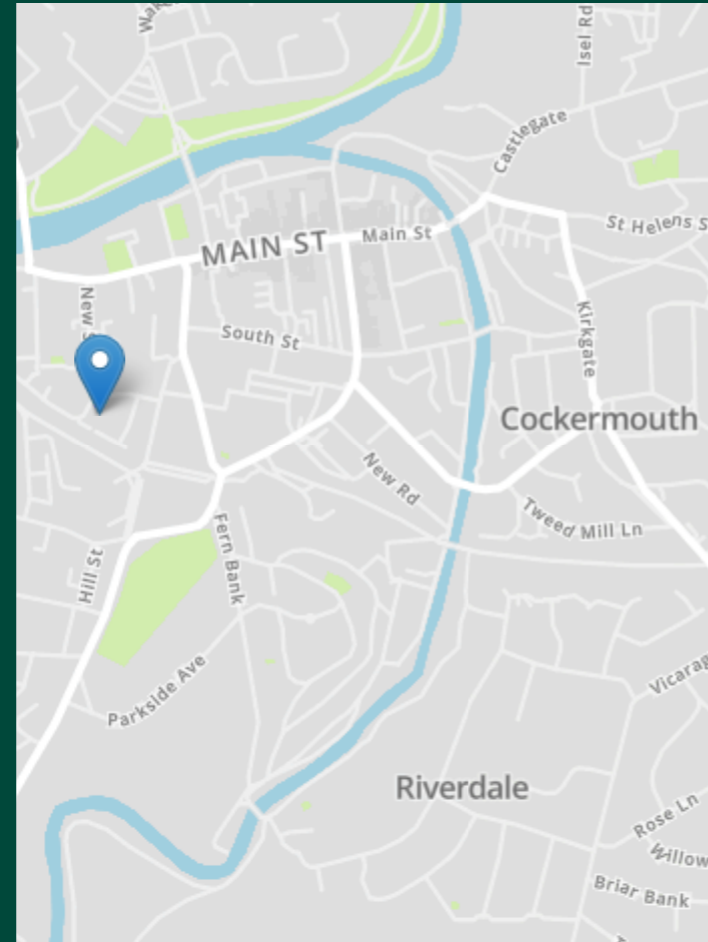


PFK

65% Market Value: £185,000

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		95
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



30 Woodville Park, Cockermouth, Cumbria, CA13 0GW

- 3 Bed semi detached house
- Immaculate throughout
- Council Tax: Band C
- Affordable housing scheme
- Perfect for FTB or young family
- Tenure: freehold
- 65% Market value
- Popular area
- EPC rating: B

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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01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk

LOCATION

The popular residential estate of Woodville Park is situated within easy walking distance of Cockermouth town centre, local schools and range of amenities such as swimming pools, gymnasiums, two parks which both facilitate river side walks and thriving local restaurants and public houses. The delights of the Lake District National Park are also easily accessible.

PROPERTY DESCRIPTION

30 Woodville Park is an excellent opportunity for first time buyers or young families to get a foot on the property ladder in the highly sought after town of Cockermouth. Being sold under an affordable housing scheme with a 35% discount off market value, for eligible buyers who meet criteria set by Cumberland Council, this is sure to move quickly.

Occupying a pleasant position on the Woodville Park development, built in 2014, this contemporary three bedroom, semi detached property has the benefit of an enclosed rear garden and driveway parking for two cars. Accommodation briefly comprises: entrance hallway, lounge with doors to the rear garden, cloakroom/WC and kitchen to the ground floor with two double bedrooms, a single bedroom and three piece family bathroom on the first floor level.

ACCOMMODATION

Entrance Hallway

Accessed via part glazed, composite entrance door. Built in understairs storage cupboard and stairs to first floor accommodation.

Cloakroom/WC

Fitted with wash hand basin and WC. Vertical heated chrome towel rail and laminate flooring.

Lounge

3.29m x 4.99m (10' 10" x 16' 4") Light and airy, rear aspect reception room with French doors providing access to the garden. Media wall with point for wall mounted TV, recessed storage, telephone/broadband points and Karndean flooring.

Dining Kitchen

2.51m x 3.66m (8' 3" x 12' 0") Front aspect room fitted with a range of wall and base units in a light cream, contemporary Shaker style finish with complementary, wood butcher block style work surfacing and upstands incorporating stainless steel sink and drainer unit with mixer tap. Built in electric oven/grill, four-burner countertop mounted gas hob with acrylic splashback and stainless steel extractor over, integrated slimline dishwasher, space/plumbing for under counter washing machine and space for freestanding fridge freezer. Spotlighting, wall mounted shelving and laminate flooring. A breakfast bar provides dining space for up to three people.

FIRST FLOOR

Landing

With built in storage cupboard and access to loft space (via hatch).

Bedroom 1

2.57m x 3.59m (8' 5" x 11' 9") Front aspect, double bedroom with point for wall mounted TV.

Bedroom 2

2.56m x 3.32m (8' 5" x 10' 11") Rear aspect, double bedroom with part panelled wall.

Bedroom 3

3.32m x 1.93m (10' 11" x 6' 4") Rear aspect single bedroom.

Bathroom

2.47m x 1.93m (8' 1" x 6' 4") Partly tiled bathroom fitted with three piece suite comprising bath with mains shower over, WC and wash hand basin. Spotlighting, obscured front aspect window, vertical heated chrome towel rail and laminate flooring.

EXTERNALLY

Driveway Parking

A block paved driveway at the front of the house provides off road parking for two cars.

Garden

To the front of the property there is a small lawned garden area. To the rear, is an enclosed, suntrap southwest facing garden, laid mainly to lawn with mature borders and two patio seating areas.

ADDITIONAL INFORMATION

Affordable Housing Scheme

The property is being sold under an Affordable Housing Scheme, with a 35% discount off market value for eligible buyers who meet criteria set by Cumberland Council. Contact PFK Cockermouth branch office for full details.

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 : Naphthens 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 2023 was £222.00; 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 gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA13 0GW or alternatively by using What3Words//assemble.solids.burden

The property is best approached by taking Sullart Street - close to the Fairfield Primary School above Wordsworth House. On entering the residential estate, proceed into the development then take the first left and number 31 is a short distance along, on the right hand side.

