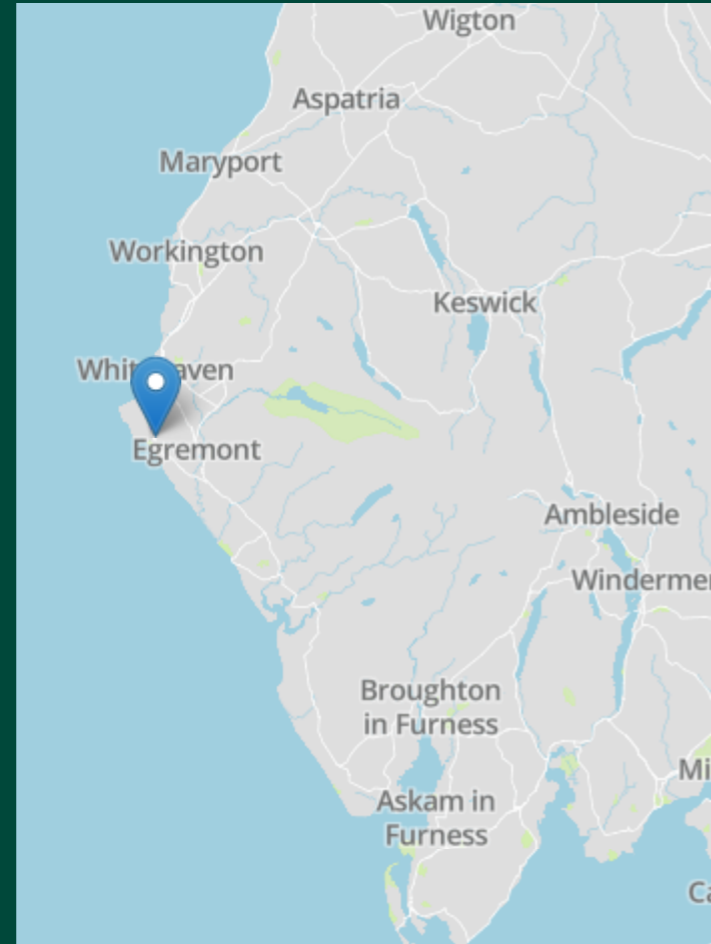


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Thimble Cottage, Cross Hill, St Bees, Cumbria, CA27 0BL

- Charming 1 bed cottage
- Furnished
- Short walk to the beach
- Located in the coastal village of St Bees
- Train station nearby
- Council tax – TBC
- Available 1st November 2023
- Close to employment centres
- EPC rating – E

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;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



01900 826205



cockermouth@pfk.co.uk



www.pfk.co.uk

LOCATION

St Bees is an attractive, seaside village on the west coast, just four miles south of Whitehaven. Famed for its long sandy beaches, St Bees Head is also the starting point for the 'Coast to Coast' walk. The village itself has a range of local amenities, a highly regarded primary school, and commuter links via the A595 and railway.

PROPERTY DESCRIPTION

A charming, one bedroom character cottage located in the lovely, coastal village of St Bees - available to rent from 1st November 2023. Thimble Cottage enjoys a convenient position in the village, within just a short stroll to the beach and train station, and is now being offered for let on a furnished basis and in excellent order. Accommodation, in brief comprises: open plan lounge/diner/kitchen to the ground floor and a double bedroom with modern en-suite shower room to the first floor. There is on street parking situated nearby. Perfectly suited to professionals taking up employment in the area and couples, with a host of amenities available in the neighbouring town of Whitehaven. The National Park is also easily accessible by car. Viewing is strongly encouraged.

ACCOMMODATION

Open Plan Lounge/Dining/Kitchen

Accessed via uPVC entrance door. Bright and spacious, dual aspect living space with windows to front and side elevations. Kitchen is fitted with range of modern, wall & base units with complementary wood effect work surfacing and stainless steel sink/drainer unit with mixer tap. Built in electric oven, gas hob with extractor fan over and integrated fridge freezer. Feature fireplace housing electric fire, exposed wood flooring, storage cupboard and stairs to first floor accommodation.

FIRST FLOOR

Bedroom

Vaulted ceiling with exposed beams, feature sandstone fireplace housing electric fire, double glazed window, Juliette balcony, exposed wood flooring and access into:-

En Suite Shower Room

With double glazed window and fitted with large, tiled shower enclosure with mains powered shower, close coupled WC, wash hand basin and ladder style radiator.

EXTERNALLY

Parking

On street parking is available nearby.

ADDITIONAL INFORMATION

Management, Terms & Conditions

Management: this property is managed by PFK.

Terms: Rental: £650 PCM plus all other outgoings; deposit: equal to one month's rent.

Conditions: no smokers allowed. Please note Immigration Act 2014 checks will apply.

Referral & Other Payments

PFK work with preferred providers for the delivery of certain services necessary for a house letting. 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: Company M & G EPCs Ltd - EPC and floorplan £35.00; EPC only £24.00; floorplan only £6.00. 'Mark-Up Values' - PFK receive payment in respect of the following - Inventories: figure ranging between £80 and £130; tenant referencing: £32; fitting of smoke/carbon monoxide alarms: £5. All figures quoted are inclusive of VAT.

Permitted Payments

Rent: a tenant's regular payment to a landlord for the use of the property; A Refundable Tenancy Deposit: money held on behalf of the tenant as security during the period of the tenancy and reserved for any damages or defaults by the tenant; Loss of keys, security device: £15.00 plus cost of keys/security device charged at cost; Variation or Novation of Contract: £50.00; Early Termination/Surrender: if a tenant wishes to leave early before the tenancy end date, a charge for an early termination can be made. This will not exceed the financial loss the landlord will suffer. (these charges could cover the outstanding rent and marketing costs) As per the Tenant Fee Act 2019 Schedule 1; Utilities: tenants are still responsible for paying bills in accordance with the tenancy agreement which could include council tax, utility payments (gas, electric, water) and communication services (TV, broadband & phone); Default fees under the tenancy agreement: a fee that is chargeable if the tenant breaches the contract, for such as replacement of keys, late rent payments, damage to property. All figures quoted are inclusive of VAT.

LETTING 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: Thimble Cottage can be located using the postcode CA27 0BL and identified by a PFK 'For Sale' board. Alternatively by using What3Words///feuds.overhead.puzzled

