

Edwin
Thompson



22B Helvellyn Street
Keswick, CA12 4EN



TO LET

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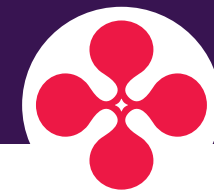
Keswick, CA12 4EN

What3Words:///encrusted.predict.yoga

22B Helvellyn Street is an attractive stone faced semi-detached, four bedroomed town house with small garden and parking space. Situated over three floors, offering good size accommodation and furnished. The property is in easy walking distance of the town and all the local amenities. Available on a 6 month Assured Shorthold Tenancy followed by a month to month periodic tenancy.

RENTAL VALUE: £1500

Offered exclusively for rent with Edwin Thompson

**BRIEF RESUME:**

22B Helvellyn Street is an attractive stone faced semi-detached, four bedroomed town house with small garden and parking space. Situated over three floors, offering good size accommodation and furnished. The property is in easy walking distance of the town and all the local amenities. Available on a 6 month Assured Shorthold Tenancy followed by a month to month periodic tenancy.

ACCOMMODATION:

Entrance door with carpeted entrance hall. Living room with UPVC double glazed bay window facing to the front. Dining Room with UPVC window facing the rear yard. Kitchen: Range of base and wall units. Electric oven, gas hob, washing machine, fridge and freezer. External door to rear garden. Understairs Toilet: Two-piece suite comprising WC and wash hand basin.

Stairs to First floor

Bedroom 1: Double. Bedroom 2: Twin/Double. Bathroom: 3-piece suite; Bath, WC and Wash hand basin.

Stairs to Second floor

Bedroom 3: Twin/ Double. Bedroom 4: Double. Bathroom: Corner shower unit, WC and wash hand basin.

OUTSIDE:

Externally is a fore courted garden, side aspect access to the low maintenance, well enclosed rear garden with access to the off-road parking space, vehicle access via Myers Street.

SERVICES:

Mains gas, water, electricity, and drainage all connected. Gas central heating and radiators throughout.

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 2025/26 as being £2,499.03.

RENT:

A rent of £1500 per calendar month, exclusive of outgoings, is expected for the property.

DEPOSIT:

A deposit of £1370 will be payable at the onset of the tenancy.

TENURE:

Freehold

EPC:

EPC rating C(69). A copy of the Energy Performance Certificate is available for viewing at the office.

MOBILE PHONE COVERAGE

		Voice	3G	4G	5G
Three	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
Vodafone	Indoor	✓	✗	✓	✓
	Outdoor	✓	✓	✓	✓
O2	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗

BROADBAND COVERAGE:

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	✓

TENANCY AGREEMENT:

The tenant will sign a standard tenancy agreement prior to taking occupation of the property. A copy of the agreement is available for viewing at the office.

VIEWINGS:

By appointment with Edwin Thompson.

APPLICATIONS:

Application forms are available from this office.

The successful applicant will be asked to pay a holding deposit of £345 equalling 1 weeks rent. This will be used towards the first month's rent if the application is successful.

The deposit is non refundable if the application is withdrawn or if the tenant fails to give accurate information during the application process.

22B HELVELLYN STREET

KESWICK, CUMBRIA, CA12 4EN

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