

SUNSET,
BRAITHWAITE,
KESWICK

Edwin
Thompson



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The UK's number one property website

Sunset, Braithwaite, KESWICK, Cumbria, CA12 5ST

Brief Résumé

Located in a private cul-de-sac, Sunset is a two-bedroom detached bungalow, situated in the popular village of Braithwaite. Sunset has lovely views of the surrounding fells, parking, garage, and gardens. No onward chain.

Description

Sunset is situated in a lovely part of Braithwaite Village, being close to the village shop and local Café. Braithwaite Village is 4 miles from Keswick and is on the local bus route to Keswick and the South Lakes and Cockermouth and the Western fells. There is also easy access up to Whinlatter and the Whinlatter centre. The property would suit a range of buyers as it can be used as a permanent home, investment opportunity or second home.

Sunset is a detached bungalow set in a small cul-de-sac in the heart of the village and briefly comprises of two bedrooms, kitchen, lounge, and shower room. To the outside there is a garage and ample parking on the front drive area with the garden extending down the side of the property and round to the back. The property boasts lovely views of the surrounding Lakeland fells. The property is fully doubled glazed. Heating is via electric storage heaters and hot water is provided via an Immersion tank.



Accommodation:

Entrance

Entrance door. Door to: -

Hallway

Access to all room. Storage heater. Loft access. Door to cupboard housing Optimum hot water cylinder and controls.

Kitchen

Range of modern base units and draws with solid wood worksurface. Two wall units. Integrated electric hob and oven. Space for Fridge/Freezer. Space for dining table and chairs. Double aspect windows with views of Barrow Fell and surrounding fells. Part tiled. Door to garden. Storage heater.

Living Room

Large window to front with views. Patio doors giving access to side garden and views of Barrow Fell. Electric fire with slate surround and slate hearth. Storage heater.

Bedroom One

Double bedroom. Large window facing the front with views. Storage heater.

Bedroom Two

Double bedroom. Window facing to the rear garden. Storage heater.



Shower Room

Window. Corner shower unit. Wash hand basin set in unit with draws. WC. Fully tiled. Chrome ladder style electric radiator.

Outside

To the front of the property is a large area with crazy paving for parking. This area is bordered by mature shrubs for privacy. The garden extends down the side of the property to the back where there is a shallow stream running at the bottom of the garden. The garden is bordered by mature trees, shrubs, and plants. A paved walkway runs from the front to the back of the property and the garden is laid to lawn. Views are to the front and back of the property of the surrounding Lakeland fells.

Garage

Single with up and over door.

Services

Mains electricity is connected. The property has a septic tank which is located on the neighbouring property. Heating is provided by electric storage heaters and water heating is provided by an immersion cylinder tank located in the cupboard in the hallway.



Agent's Note

The property was affected by the floods of 2015. This is the only time we have been informed that the property has suffered with flooding. There has been flood barriers fitted to the doors and flood air brick also fitted. There has been a lot of works carried out in the area since the last flood of 2015 and this has been effective so far.

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

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 2022/23 as being £2140.86.

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 5ST Mobile Signal			
		Voice	3G	4G	5G
Three	Indoor	X	X	X	X
	Outdoor	✓	✓	✓	X
Vodafone	Indoor	X	X	X	X
	Outdoor	✓	✓	✓	X
O2	Indoor	X	X	X	X
	Outdoor	✓	✓	✓	X
EE	Indoor	X	X	X	X
	Outdoor	✓	✓	✓	X

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

*Information provided by the signalchecker.co.uk website



		CA12 5ST Broadband
FTTH/FTTP		X
Ultrafast Broadband (>=100 Mbps)		X
Superfast Broadband (>24 Mbps)		✓
Fibre (FTTC or FTTH or Cable or G.Fast)		✓
Wireless		✓
LLU		X
ADSL2+		✓
ADSL		✓

⬇ Download: 35.3 Mbps

⬆ Upload: 5.9 Mbps

*Information provided by the thinkbroadband.com website.

REF: K3378452



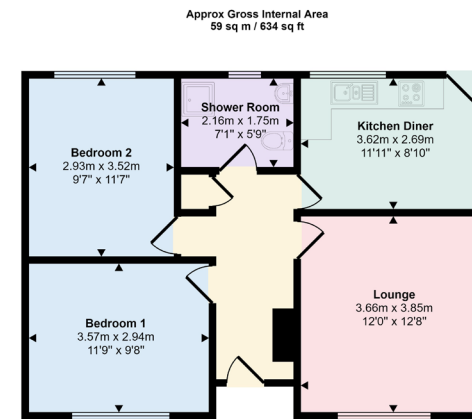
28 St John's Street,
Keswick,
Cumbria
CA12 5AF

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

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Thompson



Score	Energy rating	Current	Potential
92+	A		11
81-91	B		
69-80	C		
55-68	D	58	
39-54	E		
21-38	F		
1-20	G		



Floorplan

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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Keswick, Cumbria, CA12 5AF.

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