

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

Telephone:
01946 590412
Website:
www.lillingtons-estates.co.uk



8 THE FALLOWS, COCKERMOUTH, CUMBRIA CA13 0ET RENT £650 PCM

A well presented second floor apartment in the town centre which is offered on an unfurnished basis with immediate effect. Located within easy reach of shops, supermarkets, bars and restaurants the property includes an open plan living/dining/kitchen, two decent double bedrooms and a fitted bathroom. In addition there is an allocated parking space to the rear of the property.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £650.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band D

Entrance

External steps at ground floor level rise to the second floor and access to front door.

Entrance Hall

A part double glazed PVC door leads into hall with doors to rooms, built in airing cupboard, electric storage heater

Living/Dining/Kitchen

19' 2" x 15' 0" max tapering to 11'1" (5.84m x 4.57m) An open plan room with two sash double glazed windows to front, two storage heaters. Kitchen area with modern base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, electric hob oven and extractor, integrated fridge and washing machine, space for washing machine, breakfast bar, wood effect flooring

Bedroom 1

10' 0" x 9' 3" (3.05m x 2.82m) Double glazed sash window to rear and side, electric heater, built in double wardrobe

Bedroom 2

10' 5" x 9' 6" max (3.17m x 2.90m) Sash double glazed window to rear, electric heater

Bathroom

Panel bath with electric shower unit and curtain, pedestal hand wash basin, low level WC. Tiling to splash areas, electric heater and towel rail, extractor fan, wood style flooring

Externally

To the rear of the building there is an allocated parking space for the property.

Additional Information

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard 18Mbps / Superfast 80Mbps/ Ultrafast 1800Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates EE has limited service indoors but the other networks are ok. All networks have signal outdoors

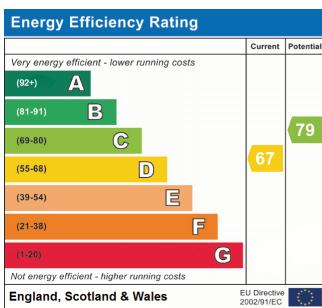
Mains water, sewage and electricity are connected and the tenant will be responsible for charges relating to these services.

The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by the landlord.

All applications will be subject to a referencing and immigration Right to Rent check. For more details please refer to our application guidance notes available from any of our branches or by visiting our website.

Directions

From the town centre head out along Main Street towards Workington. Pass Wordsworth House and the Trout hotel and turn left into New Street where The Fallows will be located on the left. Pass under the access arch and the stairs leading up to the apartment will be on the left hand side.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.