

58 Lowther Street  
Whitehaven  
Cumbria  
CA28 7DP

**Telephone:**  
01946 590412  
**Website:**  
[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)



**11 DUNMAIL CRESCENT, COCKERMOUTH, CUMBRIA CA13 0AG  
£675 PCM**

This spacious ground floor flat is conveniently situated for the town centre and is offered part furnished. In good order throughout, the property includes a spacious living room, modern kitchen with fitted appliances, two bedrooms and modern bathroom. Available from 2nd July 2024.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £675.00 applies.

Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown.

EPC Band: D

## Hallway

Frosted double glazed uPVC door into hallway, doors to rooms and two storage cupboards.

## Lounge

14' 4" x 10' 7" (4.37m x 3.23m)

Double glazed uPVC window to front, electric fire in surround, radiator, door to kitchen.

## Kitchen

8' 9" x 7' 8" (2.67m x 2.34m)

Double glazed uPVC window to front, radiator, range of units at base and eye level, rolled edge work surfaces, space for washing machine, oven and hob with filter over, fridge/freezer, stainless steel sink and mixer tap.

## Bedroom 1

10' 1" x 9' 3" (3.07m x 2.82m)

Double glazed uPVC window to front, radiator.

## Bedroom 2

8' 7" x 6' 4" (2.62m x 1.93m)

Double glazed uPVC window to front, radiator.

## Shower Room

Patterned double glazed uPVC window to side, low level WC, hand wash basin in vanity unit, corner shower cubicle, radiator, wood effect vinyl flooring.

## External

The property also has an allocated parking space to the side and low maintenance stepped garden to the front.

## Additional information

Council Tax Band: A

The Ofcom website states (at 31/05/2024) that Three & O2 are available for voice indoors at this address, and limited for EE & Vodafone. Data is available for Three and limited for EE, O2 & Vodafone. In addition that enhanced data is available via all four providers outdoors. Currently the property is served by standard broadband (17Mbps) and superfast (80Mbps).

Mains water, sewage, gas 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 directly.

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.

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

Branch Address:

58 Lowther Street

Whitehaven

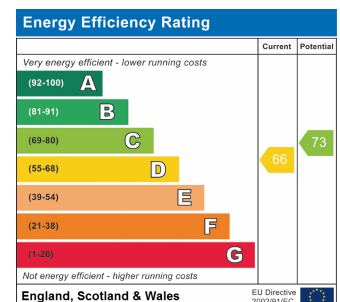
Cumbria

01900 828600

[cockermouthlettings@lillingtons-estates.co.uk](mailto:cockermouthlettings@lillingtons-estates.co.uk)

## Directions

From the office proceed uphill towards Lidl. Turn left at the lights and then take the right turn into Fitz Road and then right again into Dunmail Crescent. The property will be situated in the first block 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 them as 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.