

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

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



8 MAIN STREET, ST BEES, CUMBRIA CA27 0DE
RENTAL £600 PCM

This cute period property in the centre of St Bees is in easy reach of the sandy beach, ice cream parlour, post office and pubs and lies at the start/end of Wainwright's Coast to Coast long distance footpath. The train station is just round the corner offering handy travel links to neighbouring towns and Sellafield power station – a large employer in the local area. Offered on a furnished basis with immediate effect the property includes an open plan living/dining/kitchen, a first floor double bedroom and shower room plus a useful attic room with office space and with a bed so it can be used as an occasional bedroom area.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £600.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band E

Entrance

A part double glazed PVC door leads into living room

Living/Kitchen

A double aspect open plan room cleverly using the available space. Double glazed windows to front and side, brick fireplace with TV plinth, electric stove effect fire, stairs to first floor, radiator.

Kitchen area has fitted base and wall mounted units with worktops, twin bowl sink unit, space for electric cooker and washing machine, space under stairs for fridge, wall mounted combi boiler

Landing

Doors to rooms, double glazed window to side, useful storage cupboard, door to stairs up into Attic room

Bedroom

Double glazed window to side, double radiator

Shower room

fitted with shower enclosure and unit, pedestal hand wash basin, low level WC, towel rail and extractor fan, splash areas.

Attic Room

A charming room with a sloping ceiling and exposed purlins (restricted head height), Velux window to front and double glazed window to side, double radiator. An ideal home office, hobby room or occasional bedroom

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: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Services: Mains water, gas and electric are connected plus mains drainage. The tenant will be responsible for charges relating to these services.

Broadband type & speed: Standard 4Mbps/Superfast 80Mbps
Known mobile reception issues: No service with 3. EE may have data issues

Accessibility issues: Steep stairs to the property and inside the property

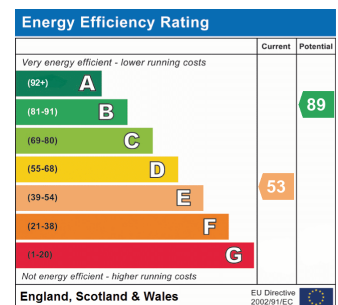
The property is not listed

The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by Lillingtons on behalf of 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 Whitehaven head out on St Bees Road passing Asda and Aldi. Continue to follow the road out of town and into St Bees. Descend the hill and cross the trainline, parking in this area, then after the left turn for Finkle Street take an arch on the left on foot and climb the steps. The front door to the property 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 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.