

BYWAYS,
18 ST HERBERT STREET,
KESWICK

Edwin
Thompson



Zoopla.co.uk

onTheMarket.com



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The UK's number one property website

Byways, 18 St Herbert Street, KESWICK, Cumbria, CA12 4DF

Brief Résumé

Beautifully presented 2 bedroom traditional lakeland end terrace cottage. Situated in a quiet edge of town location. Benefitting from gas central heating, double glazing and outside garden area to the side. Currently used as a successful holiday let for the past 16 years.

Description

This property is not one to be missed, currently used as a successful holiday let but could easily be a lovely permanent or second home. Byways is situated in the very popular St Herbert Street which is at the quieter end of town, but, still only a short walk to all the wonders Keswick has to offer.

To the front and side of the property is a small but very attractive patio area.

Inside the accommodation offers, on the ground floor: Entrance hallway, open plan dining area and living room leading to a modern kitchen with a range of base and wall units. On the first floor there are two bedrooms and family bathroom. There is gas central heating throughout fired by a combination boiler in the kitchen and double glazing throughout.

Edwin Thompson thoroughly recommends internal viewing of this property to appreciate both its location and charm.



Accommodation:

Ground Floor

Entrance Hallway

Entrance door. leading to open plan Dining area and Lounge. Staircase to first floor.

Dining Room

UPVC window facing to the front. Radiator. Wood flooring open arch leading to:

Lounge

UPVC window. Gas burning stove set in a fabulous brick chimney breast which is definitely a feature in this room. Door leading to outside garden area. Under-stairs store cupboard. Door to:

Kitchen

UPVC window. Full range of fitted wall and base units complimented by quartz work surface. single sink and drainer. Integrated electric oven and hob with cooker hood above. Integrated dishwasher. Space for washing machine. Space for free standing fridge/freezer. Cupboard housing combination Worcester boiler. Loft Hatch. Door to outside bin area.



First Floor

Landing

Loft access. Access to all upper floor rooms.

Bedroom One

Double bedroom. UPVC window facing the rear. Radiator.

Bedroom Two

Large twin room. UPVC window. Radiator.

Bathroom

UPVC window. Three-piece suite comprising WC, washbasin and bath with shower above. Heated towel rail. Mirror with electric light surround.

Outside

To the front and side is a pleasant, enclosed patio area with mature shrub boarder, a lovely place to sit or dine.

Services

Mains gas, water, electricity, and drainage all connected. Gas central heating and hot water fired by the boiler located in the kitchen.

Tenure

Freehold.



Agent's Note

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

Council Tax

The GOV.UK website identifies the property as "Deleted" as the property is currently designated as a business Holiday Let.

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 4DF Mobile Signal

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

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

*Information provided by the signalchecker.co.uk website

CA12 4DF Broadband

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

↓ Download: 68.4 Mbps

↑ Upload: 17 Mbps

*Information provided by the thinkbroadband.com website.

REF: K3254410



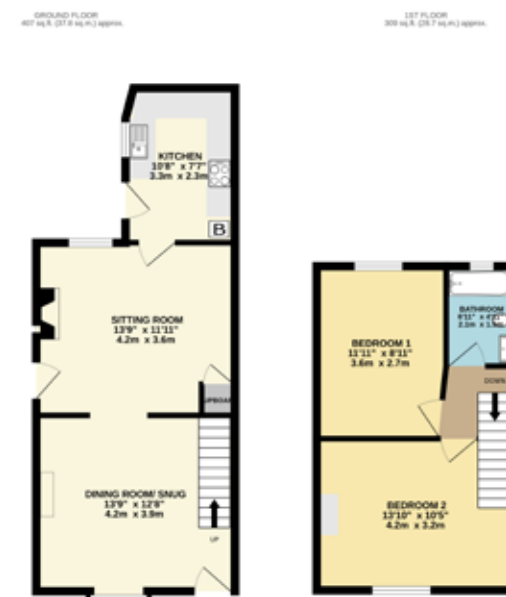
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

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- These particulars were prepared in December 2023