

Edwin
Thompson



RIVERSIDE

Embleton, Cockermouth, CA13 9XY



TO LET RIVERSIDE

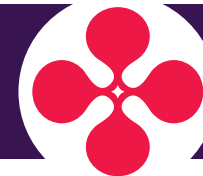
Embleton, Cockermouth, CA13 9XY

What3Words: [///carbonate.vertical.tonsils](https://www.what3words.com/#!/carbonate.vertical.tonsils)

An unfurnished, four-bedroom property, situated in an attractive rural location. Spacious, modern and benefiting from 2 en-suite room, fitted wardrobes throughout, gas central heating, double glazed windows and large parking area for 3 cars. This property is available to let immediately on a one year Assured Shorthold Tenancy let only.

RENTAL VALUE: £1200

Offered exclusively for sale by Edwin Thompson



BRIEF RESUME

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ACCOMMODATION

ON THE GROUND FLOOR:

Large entrance hallway with two storage/ coat cupboards. Office room with built in desk and storage cupboard and shelves. Large open plan Kitchen, dining area and Living Room. Kitchen/Dining Area comprising of fitted wall units with marble work tops, single drainer sink, Samsung Fridge Freezer and AGA with grill and oven. Utility Room of the kitchen, with built in wall and base units, washing machine and oven with extractor hood. Living Room with log burning stove and views to the fells. Bedroom 1; double room with Jack and Jill shower room, with WC and sink. All laminate flooring throughout downstairs.

ON THE FIRST FLOOR:

Bedroom 2, double with fitted wardrobes and built in shelf all around the room. Bedroom 3: single with built in wardrobe. Bathroom, with electric shower cubical, bath, fitted units, WC and cupboard sink. Master Bedroom, double with dressing area and en-suite shower room. Built in wardrobes and views towards the fells.

OUTSIDE:

Wooden patio to the front of the house. Large parking area for 3 cars. Outside log shed

SERVICES:

Mains water, electric and drainage
Calor gas heating with radiators throughout
TV and telephone points

COUNCIL TAX:

A search on the Allerdale Council website shows that the property lies in Band 'E', the Council Tax for the year 2024/2025 being £2770.



RENT:

A rent of £1200 per calendar month, exclusive of outgoings, is expected for the property.

DEPOSIT:

A deposit of £1385 will be payable at the onset of the tenancy.

EPC:

A rating of "E" (48). A copy of the Energy Performance Certificate is available for viewing at Edwin Thompson's office

MOBILE PHONE COVERAGE:

		Voice	3G	4G	5G
Three	Indoor	X	X	X	x
	Outdoor	○	○	○	x
Vodafone	Indoor	○	X	X	X
	Outdoor	○	○	○	X
O2	Indoor	○	○	○	x
	Outdoor	○	○	○	x
EE	Indoor	X	X	X	x

○ Good Coverage X No coverage.

*Information provided by the signalchecker.co.uk website

BROADBAND COVERAGE:

CA13 9XY Broadband	
FTTH/FTTP	X
Ultrafast Broadband (>=100 Mbps)	X
Superfast Broadband (>24 Mbps)	X
Fibre (FTTC or FTTH or Cable or G.Fast)	○
Wireless	○
LLU	X
ADSL2+	○
ADSL	○

Average in CA13 9XY in the last 12 months:

Download: 92. Mbps
Upload: 14.7 Mbps

*Information provided by the thinkbroadband.com website.

TENANCY AGREEMENT:

The tenant will sign a standard Assured Shorthold Tenancy agreement prior to taking occupation of the property. A copy of the agreement is available for viewing at the office.

VIEWINGS:

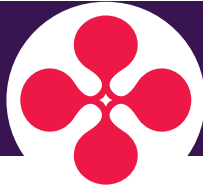
By appointment with Edwin Thompson Keswick office only.

APPLICATIONS:

Application forms are available from the Keswick Office, or by email and post upon request.

The successful applicant will be asked to pay a holding deposit of £275 equal to 1 weeks rent. This will be used towards the first month's rent if the referencing is successful.

The deposit is non-refundable if the tenant withdraws their application or fails to give accurate information on their application forms.



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