



# TO LET:

## 14 Hewetson Court, Keswick, CA12 5DW

A two bedroomed second floor flat lying within a purpose-built residential development within a courtyard location, just off the town centre. The flat enjoys electric heating, timber double glazed windows, views, an allocated car parking space, and is accessed via a communal internal staircase and balcony. It is unfurnished and available to rent on an initial 6 month Assured Shorthold tenancy.

### The Accommodation briefly comprises:

#### On the Second Floor

**Entrance Hall** having a storage heater with shelf above, telephone point, airing cupboard plus spacious hanging cupboard;

**Kitchen** comprising base units with work tops, Lec refrigerator, plumbing for a washing machine, stainless steel single drainer sink, wall units, integral AEG oven and hob with hood above, and wall mounted fan heater;

**Twin Bedroom** having a storage heater;

**Bathroom** including bath with shower above, WC, wash basin, and wall mounted fan heater;

**Living/Dining Room** with storage heater and TV point;

**Double Bedroom** having Dimplex convector heater.

#### Outside:

One car parking space

#### Services:

All mains services, excluding gas

Electric heating

TV and telephone points

#### Council Tax:

The Cumberland Council Tax website states that the property lies in band 'D', the Council Tax for the year 2022/2023 being £2140.86.

- Rent:** A rent of £750 per calendar month, exclusive of outgoings, is expected for the property.
- Deposit:** A deposit of £865 will be payable at the onset of the tenancy.
- EPC:** Energy Performance Rating 'D' (62). A copy of the Energy Performance Certificate is available for viewing at Edwin Thompson's office.
- Tenancy Agreement:** The tenant will sign a standard 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.
- Applications:** Application forms are available from this office.
- The successful applicant will be asked to pay a holding deposit of £170 equal to 1 weeks rent. This will be used towards the first months rent if the referencing is successful. If the tenant withdraws their application, the deposit is non-refundable.
- Notes:**
- Under the Head Lease, vans/campervans/commercial vehicles are not permitted to park in the car park.