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34A, MARKET PLACE, COCKERMOUTH, CUMBRIA CA13 9NG
£750 PCM

AVAILABLE NOW and UNFURNISHED is this beautiful first floor apartment in the heart of the town centre of Cocker mouth.

Boasting light and airy rooms the accommodation comprises of a lounge, fitted kitchen diner, two good sized bedrooms and a four piece bathroom.

EPC Band C. The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £750.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown.

Access

The property is accessed via a communal staircase.

Entrance Hall

Radiator. Understairs storage cupboard. Doors to:

Lounge

18' 9" x 16' 0" (5.71m x 4.88m) Two double glazed sash windows with shutters. Two radiators. Wooden fire surround with marble effect back plate and hearth.

Kitchen Diner

16' 5" x 11' 2" (5.00m x 3.40m) Fitted with a range of modern, cream high gloss wall and base units housing a single electric oven, 5 burner gas hob with extractor hood over. Laminate worktops housing a composite sink and drainer with mixer tap and contrasting tiled splashback. Integrated dishwasher, freestanding washing machine. Freestanding fridge freezer. Built in dining table. Radiator. Sash window. Tiled flooring.

Bedroom One

17' 2" x 10' 1" (5.23m x 3.07m) Double glazed sash window with shutters. Radiator.

Bedroom Two

Walk in storage cupboard which houses the combi boiler. Sash window. Radiator.

Bathroom

14' 8" x 5' 6" (4.47m x 1.68m) Fitted with a four piece suite comprising of a double walk in shower cubicle with mains mixer shower and attachments, wash hand basin, bath and WC. Built in storage cupboard. Partially tiled. Frosted glass window. Radiator.

ADDITIONAL INFORMATION

The Ofcom website states (at 19/09/24) that EE, Three, O2 and Vodafone are all available for both voice and data indoors at this address, and in addition that enhanced data is available via all four providers outdoors. Currently the property is served by standard broadband (1.0Mbps) and superfast (20Mbps).

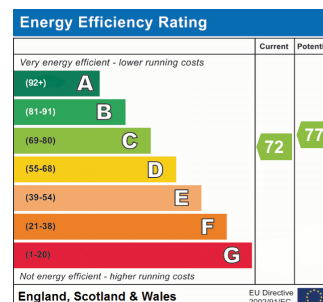
Mains water, sewage and electricity are connected and the tenant will be responsible for charges relating to these services.

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.

Directions

The property can be found just over the bridge between the Main Street and the Market Place.



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.