



Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



### SUMMARY

Available from the end of October 2024 is this beautifully presented two bedroomed UNFURNISHED detached bungalow. Located on the fringe of Cockermouth within easy access of the town centre.

EPC Band D

### GROUND FLOOR ENTRANCE HALL

Velux roof light. Storage cupboard housing the boiler. Doors to:

### LOUNGE

4.50m x 2.90m (14' 9" x 9' 6") Upvc double glazed doors leading externally.

### KITCHEN

4.27m x 2.92m (14' 0" x 9' 7") Fitted with a range of modern wall and base units housing an electric double oven with four burner electric hob and extractor hood. Laminate worktop with one and a half stainless steel sink and drainer. Space for washing machine, dishwasher and fridge freezer. Upvc double glazed window.. Tiled splashbacks. Ceiling downlights.

### BEDROOM ONE

4.25m x 2.96m (13' 11" x 9' 9") Upvc double glazed window. Radiator. Sliding door to:

### EN-SUITE

1.92m x 1.76m (6' 4" x 5' 9") Fitted with a three piece suite comprising shower, wash hand basin and WC. Upvc double glazed window with frosted glass. Chrome ladder rail. Ceiling downlights.

### BEDROOM TWO

3.23m x 2.92m (10' 7" x 9' 7") uPVC double glazed window. Radiator.

### BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Fully tiled. Chrome ladder style radiator. Upvc double glazed window with frosted glass.

### EXTERNALLY

#### GARAGE

Single garage with light and power.

#### DRIVEWAY

Off road parking for several vehicles

### GARDENS

To the front and rear of the property are attractive and low maintenance gardens with a lawned area and trees and shrubs. The garden also benefits from a decked seating area.

### ADDITIONAL INFORMATION

Council Tax Band: C

The Ofcom website states (at 30/09/24) 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 (1Mbps) 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 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 Main Street, Cockermouth proceed up Station Street, passing the Cenotaph follow the road along "The Level". As the road bears left at Mountain View proceed straight along onto Fitz Road. Turn right onto Dunmail Crescent and then turn right onto Newlands Road. The property can be found on the left hand side.

