

4 HEADS MOUNT
KESWICK

Edwin
Thompson



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4 Heads Mount, KESWICK, CUMBRIA, CA12 5EY

Brief Résumé

A nicely proportioned 2-bedroom end of terrace bungalow with double glazing and gas fired central heating occupying an elevated position on a quiet cul-de-sac and commanding far reaching views of the fells from various aspects. Delightful gardens front and rear. Local occupancy restrictions apply.

Description

This attractive and deceptively spacious property occupies a most convenient position close to the Town Centre within easy walking distance to most local amenities as well as the delightful recreational areas of Hope Park, Crow Park, Derwentwater boat landings and The Theatre by the Lake. The slightly elevated position affords some fine views over the Town towards the surrounding Lakeland fells. The property is subject to a local occupancy clause and has residents parking available to the front. The accommodation benefits from gas central heating, is uPVC double glazed, and briefly comprises: Entrance Porch, Inner Vestibule, Lounge/Dining Room, recently installed fitted kitchen with integral appliances, Bedroom One and Shower Room. To the first floor/room in the roof is a further bedroom and Hobby Room/Study.

Directions

From the Town Centre, by car, turn left on to Tithe Barn Street from Main Street and follow the road round to the left (known as Heads Road) with the main central car park to you left take the first right-hand turning on to Heads Mount which is a small Cul-de-Sac.



Accommodation

Ground floor

Entrance Porch

Entrance door. Door to:

Inner Vestibule

Staircase to first floor. Open to:

Lounge/Dining Room

Window to the front and side aspect, patio doors leading to the rear garden. Space for dining table. Radiator. Open to Kitchen. Open to Rear Hallway.

Kitchen

Window. Range of base and wall units. Neff Gas hob. Neff Electric oven. Washing machine. Stainless steel sink with mixer tap.

Rear Hallway

Airing cupboard housing combination boiler. Door to Bedroom One. Door to Shower Room.

Bedroom One

Window. Radiator. Understairs cupboard with additional hanging space.

Shower Room

Window. Three-piece suite comprising WC, washbasin, and shower cubicle.



First Floor

Bedroom Two

Two roof windows. Radiator. Eaves storage. Open to:

Hobby Room/Study

Two roof windows.

Outside

Well stocked and bordered gardens to the front and rear, both with pleasant views of the town and the surrounding Lakeland Fells. Patio area to rear. Mainly low maintenance. Timber hut and greenhouse.



Agent's Note

This property is a section 157 of the Housing Act 1983. A person occupying must have lived OR worked in the area for the last 3 years. The area is the Lake District National Park Boundary.

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

Services

Mains gas, electricity, water, and drainage are connected. Space heating and domestic hot water is fired by the combination boiler in the Airing Cupboard in the Rear Hallway.

Council Tax

Edwin Thompson is advised by our client and identifies the property to be within "Band B". The Cumberland Council website quotes the total council tax for 2023/24 as £1665.12.

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 5EY 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 5EY 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: 71.7 Mbps

⬆ Upload: 16.5 Mbps

*Information provided by the thinkbroadband.com website.

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Edwin
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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