

Edwin  
Thompson



# 15 HELVELLYN STREET

Keswick, Cumbria, CA12 4EN





# TO LET

## 15 HELVELLYN STREET

*Keswick, Cumbria, CA12 4EN*

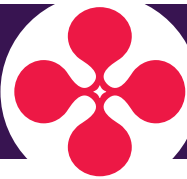
What3Words: [///licks.rephrase.rise](https://www.what3words.com/licks.rephrase.rise)

**15 Helvellyn Street is an attractive stone faced late Victorian end of terrace property. Comprising of 4 bedrooms and a study situated over three floors and offering good size accommodation. The property is in easy walking distance of the town and all the local amenities. Available on a 6 month Assured Shorthold Tenancy followed by a month to month periodic tenancy.**

**RENTAL VALUE: £1500**

**Offered exclusively for sale by Edwin Thompson**





### BRIEF RESUME:

15 Helvellyn Street is an attractive stone faced late Victorian end of terrace property. Comprising of 4 bedrooms and a study situated over three floors and offering good size accommodation. The property is in easy walking distance of the town and all the local amenities. Available on a 6 month Assured Shorthold Tenancy followed by a month to month periodic tenancy.

### ACCOMMODATION:

Entrance door with door to.

#### Entrance Hall

Laminate floor. Stairs leading to first floor. Door to

#### Lounge

UPVC double glazed bay window facing to the front and UPVC window to the side. Open fire with stone surround and slate hearth. Partition doors leading to:

#### Dining Room

UPVC window facing the rear yard. Gas fire with wood surround and marble hearth. Door to large walk-in understairs cupboard with window. Door to:

#### Kitchen

Step down to kitchen. UPVC double glazed window to rear. Range of fitted wall and base units with complementary work surfaces. Single drainer sink and mixer tap. Electric cooker and hood. Space for Fridge/Freezer and Dishwasher. Laminate Floor. Worcester Combination boiler. Door to small porch. Door to back door and access to garden/yard.

#### WC

WC. Wash hand basin

#### Stairs to First floor

##### Landing

Window to rear. Doors to all rooms. Door to stairs to second floor.

##### Master Bedroom

Large double bedroom. UPVC Window facing the front and side.

##### Bedroom 2

Double bedroom. UPVC window facing the side. Build in wardrobe.

##### Bedroom 3

Single bedroom with UPVC window to front. Large storage cupboard.

##### Bathroom

Two UPVC Windows. Corner shower unit. WC. Wash hand basin.

#### Stairs to Second floor

##### Landing

Large under eaves storage cupboard. Door to:

##### Bedroom 4

Double bedroom. UPVC window facing the rear, views of Skiddaw and surrounding fells. Built in cupboards housing vanity unit and sink. Raised area with sunken bath with shower attached. Window to front.

##### Study

UPVC window to rear, views of Skiddaw and surrounding fells.

### OUTSIDE:

To the front of the property is a small stone wall with wrought iron railings and gate. Paved area leading to the front door. To the back of the property is a very good sized paved rear yard with off-street parking for 2 cars.

### SERVICES:

Mains gas, water, electricity, and drainage all connected. Gas central heating and hot water fired by the Combination boiler located in the kitchen.

### COUNCIL TAX:

Edwin Thompson is advised by our client who identifies the property as being within Band "D". The Cumberland Council website quotes the total Council Tax payable for the year 2024/25 as being £2389.88

### RENT:

A rent of £1500 per calendar month, exclusive of outgoings, is expected for the property.

### DAMAGE DEPOSIT:

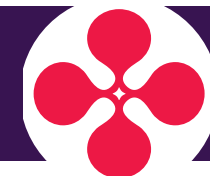
A deposit of £1730 is payable at the onset of the Tenancy.

### TENURE:

Freehold.

### EPC:

EPC rating "E" (43) 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	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
Vodafone	Indoor	✓	✗	✓	✓
	Outdoor	✓	✓	✓	✓
O2	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗

## BROADBAND COVERAGE

CA12 4EN Broadband	
FTTH/FTTP	✗
Ultrafast Broadband (>=100 Mbps)	✗
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or <a href="#">G.Fast</a> )	✓
Wireless	✓
LLU	✓
ADSL2+	✓
ADSL	✓

## TENANCY AGREEMENT:

Agreement prior to taking possession of the property. A copy of the agreement is available for viewing at the office.

## VIEWING:

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

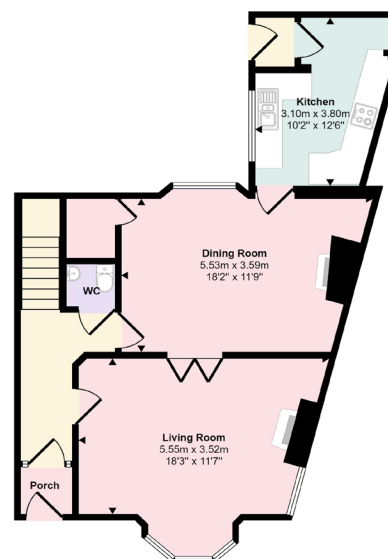
## APPLICATION:

Application forms are available from this office.

A holding deposit equal to 1 week's rent £345 is payable by the successful applicant. This will then 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.

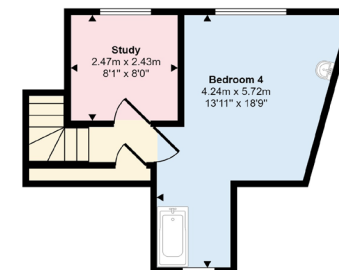
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



Ground Floor  
Approx 64 sq m / 688 sq ft



First Floor  
Approx 50 sq m / 538 sq ft



Second Floor  
Approx 26 sq m / 285 sq ft





# 15 HELVELLYN STREET

---

*Keswick, Cumbria, CA12 4EN*

Edwin  
Thompson



Keswick Office

T: 017687 72988

[k.jackson@edwinthompson.co.uk](mailto:k.jackson@edwinthompson.co.uk)

[edwinthompson.co.uk](http://edwinthompson.co.uk)