

**BEECH NUT,
2 HEWETSON COURT,
KESWICK**

**Edwin
Thompson**



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Beech Nut, 2 Hewetson Court, KESWICK, Cumbria, CA12 5DW

Brief Résumé

Attractive ground floor apartment in a popular and quiet centre of town location. Benefitting from two bedrooms and designated parking. Currently used as a successful holiday let with exceptional occupancy.

Description

Beech Nut is positioned perfectly within the town. Located at the bottom of Main Street, Hewetson Court is a lovely, quiet development comprising of holiday lets, second homes and permanent residents. The location is central to all the shops, restaurants, cafes, and bars as well as a short walk to Derwentwater, Theatre by The Lake and the Alhambra Cinema. The main bus terminal is a short level walk and gives access to all areas of the National Park and beyond.

Beech Nut is sited on the ground floor with level access from the parking space to the front door. Upon entering the property, a hallway stretches in front of you with tiled flooring for easy maintenance. To the right is a fully fitted kitchen and to the left is the main double bedroom. The lounge is to the end of the hallway, a nice sized room with a large window facing to the front of the building. The lounge has ample room to house a dining table and chairs.



The second bedroom is a single or small double, and has a window facing the front of the building. The bathroom has a large walk-in shower and tiled floor. The hallway also benefits from two large storage cupboards. The property has modern remote control electric thermostatic radiators, newly fitted in 2023 and the hot water provided by a Hyco instant water heater, also newly installed in 2023. The property is fully double glazed.

What3words - [///speedily.stealing.dentistry](https://www.what3words.com/speedily.stealing.dentistry)

Accommodation:

Entrance Hall

Part glazed front door is located to the rear of the property which accesses the hallway with tiled floor. Haverland WIFI electric programmable thermostat panel radiator. Two large storage cupboards. Access to all rooms.

Kitchen

Good range of wall and base units with contrasting work surfaces. Stainless steel single bowl sink and drainer. Integrated electric oven and hob with extractor fan above. Integrated fridge/freezer and dishwasher. Part tiled walls and tiles to floor. Hyco water heater housed in the under-sink cupboard. Window facing the rear.



Lounge

Large window facing the front of the property. Wood effect flooring. Haverland WIFI electric programmable thermostat panel radiator. Space for dining table and chairs. Remote control electric wood burner style stove heater.

Bedroom One

Good size double bedroom. Window to rear. Haverland electric WIFI programmable thermostat panel radiator.

Bedroom Two

Single bedroom. Window facing the front. Dimplex electric panel heater.

Bathroom

Large walk-in shower with glass screen and Mira electric shower. WC. Wash hand basin. Respatex panels to shower and part surround. Tiles to floor. Bathroom cabinet with mirror front.

Outside

To the front is allocated parking for one car.

Services

All Mains Services are connected. Heating is provided by modern remote control electric programmable radiators. Hot water is provided by a Hyco instant water heater.



Tenure

The apartment is Leasehold. 999 years from July 1992. Service charge is currently £90 per month, this covers all maintenance and buildings insurance.

Agent's Note

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Council Tax

The GOV.UK website identifies the property as "Deleted" as the property is currently designated as a business Holiday Let.

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 5DW 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 5DW 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: 32.2 Mbps

⬆ Upload: 4.8 Mbps

*Information provided by the thinkbroadband.com website.

Based on using BT BROADBAND ONLY

REF: K3410507



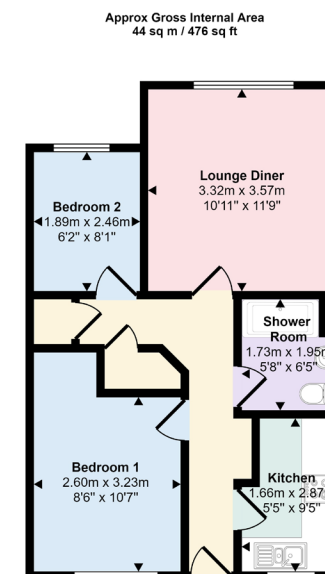
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60	74
39-54	E		
21-38	F		
1-20	G		



Floorplan

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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