

39a Station Street
Cockermouth
Cumbria
CA13 9QW

Telephone:
01900 828600
Website:
www.lillingtons-estates.co.uk



1 DERWENT COURT, COCKERMOUTH, CUMBRIA CA13 0EU
RENT £700 PCM

A spacious first floor purpose-built maisonette within easy access of the town centre amenities, available immediately on an unfurnished basis. The property has its own ground floor entrance door with stairs to first floor landing and the accommodation includes a spacious dining lounge, a modern fitted kitchen with built in appliances, two double bedrooms, a family bathroom, plus a rather handy loft storage area with a stair access and an allocated parking space to the rear.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £700.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band E

Entrance Hall

Solid entry door into ground floor, stairs rising to first floor landing.

Landing

Doors to rooms and storage.

Lounge

15' 0" x 14' 11" (4.57m x 4.55m)

Two double glazed uPVC sash windows to front, laminate wood effect flooring, electric heater, door to kitchen.

Kitchen

9' 0" x 9' 0" (2.74m x 2.74m)

Double glazed uPVC window to rear, range of units at base and eye level, complementary work surfaces, stainless steel one and a half bowl sink with mixer tap, oven and hob with stainless steel filter over, integrated fridge and freezer.

Bedroom 1

11' 6" x 10' 2" max, 8'6 min(3.51m x 3.10m)

Double glazed uPVC window to rear, electric heater, laminate wood effect flooring, doors to integrated wardrobe/storage.

Bedroom 2

11' 8" x 8' 11" (3.56m x 2.66m)

Double glazed uPVC sash window to front, electric heater, door to stairs rising to loft storage area.

Bathroom

Patterned double glazed window to rear, 'P' shaped bath with fitted screen and electric shower over, low level WC, pedestal hand wash basin with mixer tap, part tiled, wood effect laminate flooring.

Loft storage

The property benefits from a large loft area in the eaves with light connected and accessed via a staircase from bedroom below

Allocated parking

The property benefits from an allocated numbered parking space in the main carpark. This is located on the street behind.

Additional Information

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Fixtures & Fittings: Carpets, oven hob and extractor, integrated fridge and freezer

Broadband type & speed: Standard 18Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates EE has limited service indoors but the other networks are all ok indoors. All networks have signal outdoors

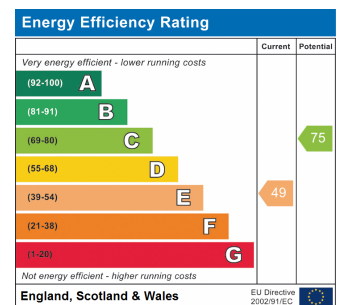
Mains water, gas, sewage and electricity are connected and the tenant will be responsible for charges relating to these services.

The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by Lillingtons on behalf of the 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 the Cockermouth office proceed down Station Street turning left onto Main Street and following the road out of town. Proceed across the first two mini roundabouts and then immediately turn left into Horsman St. The property will then be situated on the left-hand side.



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.