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**1 ROACH COTTAGES, BRANTHWAITE, WORKINGTON CA14 4TG  
£700 PCM**

A deceptively spacious semi detached property in the popular village of Branthwaite which is offered unfurnished with immediate effect. The accommodation comprises entrance hall, kitchen/dining room, living room, rear porch, three bedrooms and bathroom. There is a low maintenance garden to the rear and parking for two cars. Available from 15th July 2024.

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 D

### Entrance Hall

Double glazed door leads into hall with doors to rooms, stairs to first floor, under stairs storage cupboard, double radiator.

### Kitchen/Dining room

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splash back, electric hob with double oven, integral dishwasher, space for fridge/freezer, double glazed window to front, space for table and chairs, double radiator.

### Living room

Spacious room with double glazed window to rear, door leading to rear porch, stylish electric wall mounted fire, wood effect floor, double radiator.

### Rear Porch

Useful spacious porch with door onto garden & parking area, double glazed construction.

### Landing

Doors to rooms, loft access

### Bedroom 1

Double glazed window to rear, double radiator

### Bedroom 2

Double glazed window to front, double radiator

### Bedroom 3

Double glazed window to rear, double radiator

### Bathroom

Panel bath with thermostatic shower over, hand wash basin in corner unit with cupboards and work top, concealed cistern WC, wall cupboard housing combi boiler, towel rail, double glazed window to front.

### Outside

To the front, steps lead up to front door. To the rear there is a parking area for two cars with access to a shillied rear garden area and access to rear porch.

### Directions

From Cockermouth take the A5086 south towards Lamplugh and turn right for Dean. Proceed through the village, past the Royal Yew pub and at the crossroads turn left to Branthwaite. Enter the village where the property will be situated on the right hand side.

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

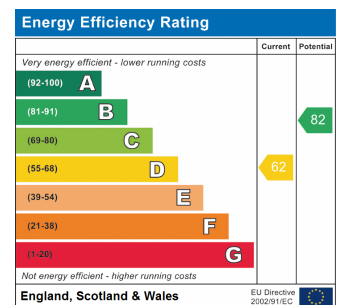
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Council Tax Band: B



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