

Edwin
Thompson



5 BAKERS YARD

St Johns Street, Keswick, CA12 5AS



TO LET

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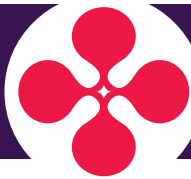
St Johns Street, Keswick, Cumbria CA12 5AS

What3Words:///interest.voltages.crowd

A one bedroomed ground floor flat that has been refurbished to a high standard. The property is situated in a courtyard development and is unfurnished, enjoys electric central heating, double glazing and a car parking space. It is available to rent on an initial 6 month Assured Shorthold Tenancy.

RENTAL VALUE: £600

Offered exclusively for sale by Edwin Thompson



BRIEF RESUME:

A one bedroomed ground floor flat that has been refurbished to a high standard. The property is situated in a courtyard development and is unfurnished, enjoys electric central heating, double glazing and a car parking space. It is available to rent on an initial 6 month Assured Shorthold Tenancy.

ACCOMMODATION:

Entrance: Open plan Living/dining room/ kitchen, modern grey matt base and wall units, integral fridge/freezer, electric oven & hob. Radiator and storage cupboard housing electric boiler and water tank.

Double bedroom with radiator
Bathroom: with double shower cubical, wash-basin, WC, and heated towel rail.

OUTSIDE:

Wheelie bin store
One car parking space

SERVICES:

All mains services, excluding gas
Electric central heating, with radiators throughout

COUNCIL TAX:

The Cumberland Council Tax website states that the property lies in band 'B', the Council Tax for the year 2024/2025 being £1858.80

RENT:

A rent of £600 per calendar month, exclusive of outgoings, is expected for the property.

DEPOSIT:

A deposit of £690 will be payable at the onset of the tenancy.

EPC:

The property has an EPC rating of "C" (80). A copy of the Energy Performance Certificate is available for viewing at Edwin Thompson's office

MOBILE COVERAGE

		Voice	3G	4G	5G
Vodafone	Indoor	○	✗	○	○
	Outdoor	○	✗	○	○
Three	Indoor	○	○	○	✗
	Outdoor	○	○	○	✗
O2	Indoor	○	○	○	✗
	Outdoor	○	○	○	✗
EE	Indoor	○	○	○	○
	Outdoor	○	○	○	○

○ Good Coverage ○ You may experience problems ✗ No coverage.
*Information provided by the signalchecker.co.uk website

BROADBAND COVERAGE

CA12 5AS Broadband	
FTTH/FTTP	✗
Ultrafast Broadband (>=100 Mbps)	✗
Superfast Broadband (>24 Mbps)	○
Fibre (FTTC or FTTH or Cable or G.Fast)	○
Wireless	○
LLU	○
ADSL2+	○
ADSL	○

Average in CA12 5AS in the last 12 months:
*Information provided by the thinkbroadband.com website.

TENANCY AGREEMENT:

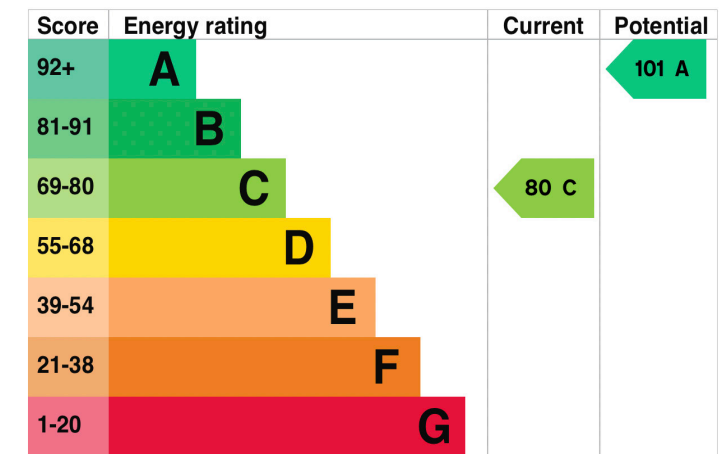
The tenant will sign a standard tenancy agreement prior to taking occupation of the property. A copy of the agreement is available for viewing at the office.

VIEWINGS:

By appointment with Edwin Thompson.

The successful applicant will be asked to pay a holding deposit of £130 equalling 1 weeks rent. This will be used towards the first month's rent if the application is successful.

The deposit is non refundable if the application is withdrawn or if the tenant fails to give accurate information during the application process.



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