

58 Lowther Street
Whitehaven
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CA28 7DP

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**WELL HOUSE COTTAGE ANNEXE PAPCASTLE, COCKERMOUTH CA13 0LB
£1,200 PCM**

A well presented, unfurnished character property, and situated within the sought after village of Papcastle, within easy walking distance of the town of Cockermouth. The accommodation briefly comprises entrance hall, living room, dining room, modern fitted kitchen with built in dishwasher, oven, hob and filter over, utility room with space/plumbing for washing machine, rear porch and WC. To the first floor two double bedrooms, a single bedroom and fitted bathroom. Private rear patio area. Available from 27th June 2024.

The landlord has requested; No Pets and No Smokers.

A Tenancy deposit of £1200 applies.

Rent includes water rates.

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

Stairs rising to first floor, doors to living room and dining room.

Living Room

15' 0" x 10' 6" (4.57m x 3.20m)

Double glazed uPVC window to the front, fire surround and hearth, radiator, picture rail.

Dining Room

14' 9" x 10' 7" (4.50m x 3.23m)

Double glazed uPVC window to the front and window to the rear, fireplace surround and hearth, under stairs storage cupboard, radiator and door to kitchen, picture rail.

Kitchen

11' 7" x 9' 10" (3.53m x 3.00m)

Two double glazed uPVC windows to the side, part glazed door to utility. Modern fitted kitchen, oven and hob with filter over, dishwasher and space for fridge. Tiled floor, radiator, part glazed door to rear porch. Space for small table.

Rear Porch

Doors to garden and WC, tiled floor.

WC

Window to the rear, low level WC, pedestal wash hand basin, radiator and tiled floor.

Utility Room

Window to the side, part glazed door to the front, space for washing machine & tumble dryer, tiled floor and radiator.

Landing

Skylight window to the rear, radiator, doors to rooms.

Bedroom 1

14' 10" x 10' 8" (4.52m x 3.25m)

Double glazed uPVC window to the front, picture rail, radiator.

Bedroom 2

11' 11" x 10' 6" (3.63m x 3.20m)

Double glazed uPVC window to the front, radiator, built in cupboard housing combination boiler.

Bedroom 3

10' 8" x 9' 6" (3.25m x 2.90m)

Double glazed window to the front, radiator.

Bathroom

Skylight window to the rear. Bath, corner shower enclosure, basin and low level WC, radiator, extractor fan.

Garden

To the front of the property there is a small courtyard area leading to the front door. To the rear of the property is an enclosed low maintenance garden area with patio and hedging offering fine views over Cockermouth town with the fells beyond.

Directions

From the branch office, head along Main St towards Workington, at Gote Road turn right and the turn left towards Papcastle, opposite Walkers. Continue through the village and up the hill, property is the green building on the right hand side, as you are leaving the village.

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

Branch Address:

58 Lowther Street,
Whitehaven

CA28 7DP

Tel: 01900 828600

cockermouthlettings@lillingtons-estates.co.uk

Additional Information

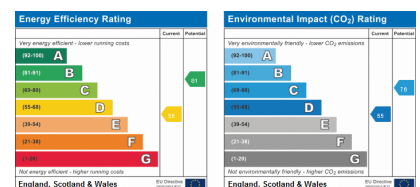
Council Tax Band: D

The Ofcom website states (at 21/05/2024) that Vodafone, EE, O2 and Three has limited availability for both voice and data. In addition that both voice and data is likely available via all four providers outdoors. Currently the property is served by standard broadband (15Mbps) and superfast (76Mbps).

Mains water and sewage are included in the rent. Gas 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 the landlord directly.

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.



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.