

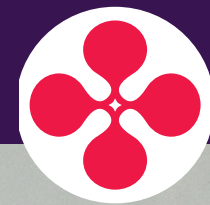
Edwin  
Thompson



# 23 THE HEADLANDS

Keswick, CA12 5EQ





# TO LET

## 23 THE HEADLANDS

*Keswick, CA12 5EQ*

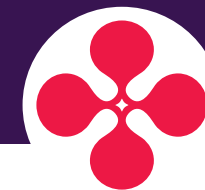
**23 The Headlands is a well appointed 3 bedroom house, situated in the heart of Keswick. Located near the newly refurbished Keswick Rugby Club and within easy walking distance of all the local amenities. Local Occupancy Applies to this house and it is unfurnished and is available to rent on a 6 month Assured Short-hold Tenancy.**

**RENTAL VALUE: £950**

**Offered exclusively for sale by Edwin Thompson**





**BRIEF RESUME:**

23 The Headlands is a well appointed 3 bedroom house, situated in the heart of Keswick. Located near the newly refurbished Keswick Rugby Club and within easy walking distance of all the local amenities. Local Occupancy Applies to this house and it is unfurnished and is available to rent on a 6 month Assured Shorthold Tenancy.

**ACCOMMODATION:****ON THE GROUND FLOOR:**

Entering from the front door, you go into a small entrance hallway with the stairs to the first floor straight in front. To your left you enter the Living Room. The large spacious Living Room has a gas fire with slate hearth and oak effect surround and looks out onto the front garden. Kitchen: has a full range of wall and base units, space for dishwasher or washing machine, fridge/freezer and window looking to the rear garden. From the kitchen a door takes you to an inner hall where there is a door to a large storage cupboard under the stairs and a downstairs WC. From the hallway you can access the rear garden.

**ON THE FIRST FLOOR:**

The staircase takes you to the landing where there is a large storage cupboard with shelves. Bathroom: comprises of wash basin, WC and bath with a shower over. Bedroom 1: Double with views to the rear. Bedroom 2: Double with views to the Rugby Club and fells beyond. Bedroom 3: Single or small office with views again to the fells.

**OUTSIDE:**

Metal gate leads you up a stone pathway to the front of the house, with lawn area either side. There is a stone pathway round the house to the rear garden. The rear garden has a slightly raised up area with lawn and stone pathway to the parking area. There is a car park for 1 car at the rear and you can apply for a residents permit for parking near by.

**SERVICES:**

Mains electricity, water and gas. Radiators throughout.  
TV and telephone points

**COUNCIL TAX:**

According to the Cumberland Council website, it states that the property lies in band 'D', the Council Tax for the year 2025/2026 being £2221.36.

**RENT:**

A rent of £950 per calendar month, exclusive of outgoings, is expected for the property.

**DEPOSIT:**

A deposit of £1095 will be payable at the onset of the tenancy.

**EPC**

EPC rating D (66). A copy of the Energy Performance Certificate is available for viewing at the office

**MOBILE PHONE COVERAGE**

		Voice	3G	4G	5G
<b>Vodafone</b>	Indoor	✓	✗	✓	✓
	Outdoor	✓	✗	✓	✓
<b>Three</b>	Indoor	✓	✗	✓	✗
	Outdoor	✓	✗	✓	✗
<b>EE</b>	Indoor	✓	✗	✓	✓
	Outdoor	✓	✗	✓	✓
<b>O2</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗

**BROADBAND COVERAGE**

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

**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.

**APPLICATIONS:**

Application forms are available from this office.

The successful applicant will be asked to pay a holding deposit of £220 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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*KESWICK, CUMBRIA, CA12 5EQ*

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