

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

Telephone:
01946 590412
Website:
www.lillingtons-estates.co.uk



4 SPRING CROFT CLOSE, BRIGHAM, COCKERMOUTH, CUMBRIA CA13 0TH
RENT £675 PCM

Located in a 'Private Road' setting in the popular village of Brigham, we are pleased to offer this modern end terrace home. Offered for immediate occupation on an unfurnished basis and benefitting from views over a paddock to the front, the accommodation includes an entrance porch, spacious living room, kitchen/dining room, two first floor bedrooms and contemporary first floor bathroom. there is a low maintenance garden to the rear and an under cover parking space at the back.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £675.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band C

Porch

Double glazed uPVC door leads into porch with double glazed window to front, part glazed door to living room.

Living room

14' 9" x 13' 11" (4.50m x 4.24m)

Double glazed window to front with views over paddock, stone feature wall with wall mounted gas fire, stairs to first floor, double radiator, coved ceiling, wooden flooring, door to kitchen.

Kitchen/Dining room

13' 10" x 9' (4.22m x 2.74m)

Double glazed window to rear, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, fitted washing machine and fridge freezer, oven, hob and extractor over, wall mounted combination boiler, tiled flooring, double radiator, part double glazed PVC door to rear.

Landing

Doors to rooms, access to loft space.

Bedroom 1

12' 6" x 10' 8" (3.81m x 3.25m)

Double glazed window to front with views over paddock, radiator, built in wardrobe over stairs, coved ceiling

Bedroom 2

Double glazed window to rear, radiator, views over the village, coved ceiling

Bathroom

Fitted with panel bath and electric shower, hand wash basin in vanity unit, low level WC. Tiling to splash areas, radiator, double glazed window to rear

Externally

To the rear of the property there is a low maintenance courtyard garden with planted area and rear access. At the rear of the houses there is an open sides covered barn where the property benefits from an allocated parking space.

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, fitted fridge freezer and washing machine

Broadband type & speed: Standard 3Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all providers have limited service indoors. All networks have signal outdoors

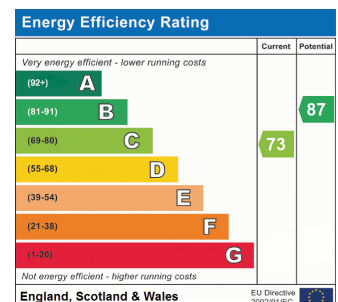
Mains water, gas, sewage and electricity are connected and the tenant will be responsible for charges relating to these services.

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 Cockermouth head out on Lamplugh Road and at the roundabout by Starbucks turn right onto the A66. Take the next left turn to Brigham and continue into the village. Pass through the narrowing in the centre and take the next lane on the left which becomes Hotchberry Road. The entrance to Spring Croft Close is 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.