

8 DERWENT STREET,
KESWICK

Edwin
Thompson



Zoopla.co.uk

onTheMarket.com

rightmove.co.uk
The UK's number one property website

8 Derwent Street, KESWICK, Cumbria, CA12 5AL.

Brief Résumé

Cosy three-bedroom mid terraced cottage in the historic heart of Keswick offering easy access to town centre shops and facilities whilst also being within 5 minutes walk of Derwentwater. Ideal as permanent or second home, possible Holiday Let.

Description

This charming mid terrace cottage has been well maintained to a very high and comprehensive standard throughout and is located within the historic "old town" which is also within the conservation area reflecting the attractive period character of the properties around. This is also a very popular area for second homes and holiday lets as Derwent Street is a pleasant residential street whilst effectively being within the town centre, and therefore local amenities are readily to hand. In addition, Derwentwater, boat landings, Theatre by The Lake, and some of the town's principal open spaces including Crow Park and Hope Park are all just within 5 minutes walking distance.

The accommodation briefly comprises a comfortable living room with cast iron effect gas fire, traditional fitted kitchen with gas hob and electric oven included and access to the rear garden on the ground floor, and on first floor two double bedrooms and luxury shower room. To the second floor is bedroom three, another double room with views of St John's Church. Outside to the rear is an enclosed, well-established rear garden with slate flagging and will be appreciated upon recommended viewing.



The property benefits from gas central heating and some double glazing, and many original style features maintained, including beams to the top bedroom ceiling. Early internal inspection highly advised.

Accommodation:

Ground floor

Vestibule

Entrance door. Door to Living Room. Staircase to first floor.

Living Room

Window. Gas fire. Radiator. Door to:

Kitchen/Diner

Window. Base and wall shaker style units. Splash back tiling. Worktop. Electric oven. Gas hob. Space for Fridge. Space for freezer. Plumbing for washing machine. One and a half bowl sink with mixer tap. Understairs cupboard/Pantry. Radiator. Door to rear garden.

First Floor

Landing

Access to two bedrooms and shower room. Further staircase to second floor/Bedroom Three.

Bedroom One

Sash window. Alcove book shelving. Radiator.

Bedroom Two

Sash window. Radiator.



Shower Room

Window. Three-piece suite comprising WC, washbasin, and shower cubicle. Tiling to all walls.

Second Floor

Bedroom Three

Roof window. Double bedroom. Feature beams to ceiling. Radiator.

Outside

Split level rear garden with established plants and shrubs. Enclosed for privacy considerations.



Agent's Note

Appliances included, mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Edwin Thompson is advised by our clients there is a right of way for neighbouring properties for access for bins, maintenance etc.

Services

Mains water, gas, electricity, and drainage connected. The gas central heating and domestic hot water is fired by the combination boiler located in the Kitchen.

Council Tax

Edwin Thompson is advised by our client and identifies the property to be within "Band C". The Cumberland Council website quotes the combined General / Core council tax, and Adult Social Care precept council tax totals for 2022/23 as £1,902.98. (Last updated 15th March 2023). The charges in your bill contribute towards services provided by Allerdale Borough Council, Cumbria County Council, the Police and Crime Commissioner for Cumbria and your parish or town council.

Tenure

Freehold.

Offers

All offers should be made to the Agents, Edwin Thompson LLP

Viewing

Strictly by appointment through the Agents, Edwin Thompson LLP



Mobile phone and Broadband services

CA12 5AL Mobile Signal

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

✓ Good Coverage ⚠ You may experience problems ✗ No coverage
5G ✗ Not yet available in this area

*Information provided by the signalchecker.co.uk website

CA12 5AL Broadband

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

↓ Download: 37.3 Mbps

↑ Upload: 7.6 Mbps

*Information provided by the thinkbroadband.com website.

REF: K3214685



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[Energy guide](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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