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LAND AGENTS

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Ref: C89

Preliminary Particulars

Auctioneers • Surveyors • Valuers • Land Agents

Tel: (016973) 44901 ~ Email: landagent@hopesauction.co.uk
www.hopesauction.co.uk

TO LET

**6 HUNTING LODGE CLOSE
BOTHEL, WIGTON, CA7 2JG**



**A terraced 3 bedroomed property available to rent
situated in the popular village of Bothel.**

£550 PER MONTH

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Introduction/Location

6 Hunting Lodge Close is located in the village of Bothel. The property benefits from excellent access to the A595 which provides links to West Cumbria and Carlisle. Bothel boasts a rural setting and its own local amenities including a primary school and village pub.

The towns of Wigton and Cockermouth are nearby, both offer a range of leisure and retail opportunities, the city of Carlisle is also located within easy reach.

The property benefits from close proximity to the Lake District National Park, with Keswick located 12 miles away. All these places are reachable by public bus links from the village.

General Description

The property is a mid terraced three bedroom property with a small lawned area to the front. On-street parking is available to the rear of the property.

The property is unfurnished and is neutrally decorated throughout.

The property briefly comprises:

Kitchen/Dining area 3.20 x 4.68m. Open plan with fitted units, sink, electric oven and hob with extractor fan. Windows to the rear of the property.

Sitting Room 4.2m x 4.66m. French doors to the front garden. Useful storage cupboard, stairway to first floor.

Stairs leading to first floor landing

Bedroom 1 2.53m x 3.70m. Integrated cupboard/wardrobe area.

Bedroom 2 2.20m x 3.12m. Integrated wardrobe.

Bedroom 3 2.19m x 1.89m. Integrated wardrobe.

Bathroom 2.72m x 1.75m. Three piece suite comprising shower over bath, wash hand basin and WC. Airing Cupboard containing hot water cylinder.

External:

Low maintenance small garden to the front.

Services

The property is double glazed throughout serviced by mains water, electricity and a private septic tank. Heating is provided by panel and storage heaters.

Council Tax

The property is scheduled in Council Tax Band A with Allerdale Borough Council.



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Energy Performance Certificates (EPC)

An extract from the EPC showing the current and potential Energy Efficiency Rating of the property is shown below. A full copy of the EPC can be obtained from the Sole Agents (by prior appointment only).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Viewing of the property is strictly by appointment with the Sole Agents, Hopes Auction Co Ltd, Syke Road, Wigton, Cumbria, CA7 9NS, Tel: 016973 44901, Email: landagent@hopesauction.co.uk

Tenders

Tenders are to be submitted on the attached form to Hopes Auction Co Ltd.

Terms of Letting

To be let initially for a term of 6 months with a view to extending to a long term letting.





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IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending tenants must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information.

Particulars Prepared February 2022