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Ref: M21

Preliminary Particulars

Auctioneers • Surveyors • Valuers • Land Agents

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

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TO LET

Millcroft

High Aiketon, Mealsgate, Wigton, CA7 0BP



**A detached 2 bedroomed bungalow available to rent
situated close to the village of Fletchertown.**

£750 PER MONTH



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Introduction/Location

Millcroft is a beautifully presented 2 bedroom bungalow located in a rural location, close to the village of Fletchertown. The property benefits from excellent access to the A595 which provides links to west Cumbria and Carlisle, granting easy access to amenities and services nearby.

The towns of Wigton and Cockermouth are within a short drive, both offer a range of leisure and retail opportunities, the city of Carlisle is within easy reach which offers an extended range of services. There are a range of educational facilities in local area.

The property is located within close proximity of the Lake District National Park, with Keswick a 30 minute drive away.

The property lies in an attractive setting and boasts open aspect views across to the Lake District Fells as well as to the Solway Coast.

General Description

The property is a detached bungalow with a yard area to the front and a low maintenance garden to the rear. This charming property is let unfurnished and is neutrally decorated throughout.

The property briefly comprises:

Kitchen/Lounge area 3.55m x 5.25m. Base and wall units, fitted dish washer and fridge, sink, electric hob and oven, windows to two aspects.

Sitting Room 4.35m x 5.25m. French doors to the rear garden. Wood burning stove.

Bathroom. 3.0m x 2.35m. Bath, WC, Sink, electric shower cubicle.

Dining Room. 3.12m x 3.55m. Equally could be used as an office or bedroom.

Utility room. 2.65m x 3.15m. Base and wall units, door to garden and door to garage.
N.B. There is a washing machine and tumble dryer installed, this is available to purchase by the incoming tenant at an agreed value if so wished.

Shower room. 1.55m x 1.90m. Shower Cubicle, sink, WC.

Garage. 3.0m x 6.4m. Units, boiler. 24hrs access is required to the Garage by the landlord.

Stairs leading to first floor landing

Spacious landing area with an integrated useful storage cupboard.

Bedroom 1. 5.25m x 5.35m. Double bedroom within the eaves. Benefits from an En-Suite Bathroom extending to 1.70m x 2.4m including a mains powered shower, WC, and sink.

Bedroom 2. 3.15m x 5.25m. Double bedroom.



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External:

Low maintenance lawned garden to the rear with parking on drive to the front of the property.

Services

The property is double glazed throughout serviced by mains water and a private septic tank. Heating is provided by an oil fired central heating system and the property also benefits from a wood burning stove. Electricity is generated by an onsite Wind Turbine of which provides electricity for the property free of charge when the turbine is operating.

Council Tax

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

Energy Performance Certificates (EPC)

An extract from the EPC showing the current and potential Energy Efficiency Rating of the property is shown. 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		
69-80	C	71 c	80 c
55-68	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.

Rent & Deposit

Rent at £750 pcm payable in advance. A deposit equivalent to one month's rent will be sought, which will be held in accordance with the Tenant's Deposit Legislation.

Terms of Letting

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

Additional Information

24 Hours access to required to the Garage by the landlord.

The tenant will be responsible for the Council Tax and utility charges.

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.