



HOPE'S LAND AGENTS

Preliminary Particulars

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Auctioneers • Surveyors • Valuers • Land Agents

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TO LET

The Paddock, Longtown, Carlisle, CA6 5TR



**A detached 3 bedroomed bungalow available to rent
situated close to the town of Longtown.**

£700 PER MONTH



Stay Connected



Introduction/Location

The Paddock is a well presented 3 bedroom bungalow located in a rural location, close to the town of Longtown. The property benefits from excellent access to the A7 which provides links to the M6 Motorway and Carlisle, granting easy access to amenities and services nearby.

The towns of Longtown and Brampton 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 the local area.

The property lies in an attractive setting and boasts open aspect views across to the Solway.

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/Diner 6.50m x 4.75m. Base and wall units, fitted dish washer, sink, electric hob and fitted oven, patio doors out to the garden.

Utility room 2.40m x 2.40m. Sink, washing machine and oil boiler. Door to back garden.



Front Hallway Wooden floor with cloakroom and built-in wardrobe.

Living Room 4.75m x 4.65m. Wood burning stove (needs attention) and dual aspect windows.

Small Bathroom WC and sink.

Bathroom 2.80m x 2.45m. Tiled wall and lino flooring with shower over bath, WC and sink.

Front Bedroom 2.90m x 4.00m. Double bedroom with fitted wardrobe.

Double Bedroom 3.50m x 3.60m. Double bedroom with fitted wardrobe and drawers.

Master Ensuite 3.80m x 3.50m Double room with fitted wardrobe. Benefits from an En-Suite Bathroom including shower cubicle, WC, sink and mirror with light.

Garage/Shed

External

A gravelled garden to the front of the property with a low maintenance lawned garden to the side with parking on the tarmac driveway of the property.

Services

The property is double glazed throughout and is serviced by mains water and a private septic tank. Heating is provided by an oil fired central heating system. The property also benefits from a wood burning stove.

Council Tax

The property is scheduled in Council Tax Band C with Carlisle City 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).

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

Rent & Deposit

Rent at £700 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.

NB: Pets may be considered.

Additional Information

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. Particulars Prepared November 2022



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		