

TO LET
MEADOW BANK
Parton, Wigton, CA7 0HE



HOPE'S
Auctioneers & Land Agents



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A detached 3 bedroom bungalow available to rent situated in a beautiful rural location within the hamlet of Parton.

Rent: £600 PCM

Introduction/Location

Meadow Bank is a spacious 3 bedroom bungalow located in a rural location, within the hamlet of Parton. The property is situated in a beautiful setting with open aspect views across the local countryside towards the Solway.

The property lies close to the market town of Wigton which provides links to west Cumbria, granting easy access to amenities and services nearby. The city of Carlisle is also within easy reach via the A596. There are a range of retail, leisure and educational services available within these locations.

General Description

The property is a detached bungalow with a yard area to the front and an attractive garden to the rear. This charming property is let unfurnished.

The property briefly comprises:

Large Entrance Hallway.

Living Room. 5.50m x 4.15m. Open fire, windows to two aspects.

Kitchen. 3.60m x 3.60m. Base and wall units, Belfast sink, space for an electric cooker. Adjoins the walk-in pantry. Door to rear garden.



Utility. Washer and dryer facilities, fridge fitting.

WC. WC, sink, heated towel rail.

Double Bedroom. 4.0m x 3.30m. Currently used as an office.

Hallway. Airing Cupboard and other useful storage cupboards.

Bathroom. 2.95m x 2.10m. Electric shower cubicle, bath, sink, WC.

Double Bedroom. 4.0m x 3.60m. Large fitted wardrobes with a window to the rear.

Double Bedroom. 4.25m x 3.90m. Window to the front.



External:

A lovely lawned garden to the rear with the added benefit of a greenhouse, small polytunnel and fruit cage. There is off road

parking on the drive to the front of the property.

The property also benefits from an adjoining garage (8.0m x 2.9m).



Services

The property is double glazed throughout serviced by mains water and a septic tank. Heating is provided by an oil fired central heating system.

Council Tax

The property is scheduled in Council Tax Band D 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 | | 73 C |
| 55-68 | D | 55 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

Rent & Deposit

Rent at £600 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. Unfortunately, indoor pets are not permitted .

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 December 2022