

TO LET THE VILLA

Westward, Wigton, CA7 8NQ



HOPE'S

Auctioneers & Land Agents



Tel: 016973 44901

Email: landagent@hopesauction.co.uk

www.hopesauction.co.uk

A detached 3 bedroom bungalow available to rent situated in a beautiful rural location.

Rent: £600 PCM

Introduction/Location

The Villa is a beautifully presented 3 bedroom bungalow located in a rural location. The property lies close to the market town of Wigton 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. The property lies close to multiple local villages all offering their own amenities and services. There are a range of educational facilities in the local area.

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:

Utility Room 3.04m x 2.56m. Base and wall units. Sink.

Kitchen 3.04m x 4.86m. Newly installed kitchen with base and wall units, fridge, freezer, oven, hob and extractor.

Lounge 4.63m x 4.75m. Windows to two aspects.



Hallway with built in storage cupboard.

Bedroom. 3.61m x 2.98m.

Bedroom. 3.61m x 3.63m. Built in wardrobe.

Bedroom. 3.02m x 3.63m. Built in wardrobe.

Family Bathroom. 3.02m x 2.41m. Bath, shower cubicle equipped with electric shower, sink, WC



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 septic tank. Heating is provided by an electric storage heaters.

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		80 C
55-68	D		
39-54	E	50 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.



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