



Long Marton, Appleby CA10 0DZ

An excellent 3 bedroom mid terraced house with the benefit of electric heating and uPVC double glazing throughout. The property was built in 2015 and has a small paved forecourt and single garage within the shared rear courtyard.

The property is located in a small rural village 3 miles from Appleby and 11 miles from Penrith.

Rent: £825 per calendar month

What3Words

<https://what3words.com/prude.goose.tilting>

Ground Floor

Entrance Hall

3.85m x 1.90m. Glazed composite door, laminate flooring, stairs to first floor, electric fuse boards, thermostat control for electric heaters, ceiling light fitting, smoke alarm.

Understairs Cupboard

Coat hooks, laminate flooring.



Ground Floor WC

WC, wash hand basin in vanity unit, heated towel rail, ceiling light fitting, extractor fan.

Lounge

4.25m x 3.90m. Two windows to front elevation, electric heater, television aerial socket, telephone point, ceiling light fitting.



Dining Kitchen

4.25m x 3.30m. Fitted base and wall units, single drainage stainless steel sink unit with mixer tap, integrated fridge and freezer, electric oven, hob and extractor above, space for small dishwasher, window to rear elevation, vinyl floor covering, smoke detector, spotlight fitting, electric heater.



Utility Room

1.85m x 2.50m. uPVC glazed door to shared rear courtyard, fitted base and wall units, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, electric heater, ceiling light fitting, extractor fan, vinyl floor covering.



First Floor

Landing

Built in cupboard with hot water cylinder, smoke detector, ceiling light fitting, loft access hatch.

Bathroom

2.45m x 2.10m. WC, wash hand basin, P shaped bath with mains shower over and glazed shower screen, window to rear elevation, heated towel rail, tiled walls, vinyl floor covering, ceiling light fitting, extractor fan.



Bedroom 1

4.00m x 2.45m. Single bedroom with window to rear elevation, ceiling light fitting, electric heater.



Bedroom 2

2.95m x 4.80m. Double bedroom with window to front elevation, part timber panelled wall, electric heater, ceiling light fitting.



Bedroom 3

3.65m x 3.19m max. Double bedroom with window to front elevation, over stairs cupboard, ceiling light fitting, electric heater.



Outside

To the front is a shared paved forecourt with walled boundary. To the rear is a shared courtyard providing parking and a single garage (5.80m x 2.85m) with up and over door, concrete floor and electric light.





Services

The property benefits from mains water, electricity and drainage. Solar panels are installed to the front elevation roof slope.

Council Tax

The property is scheduled in Band B, payable to Westmorland in Furness.

Rent & Deposit

The property is to be let on an initial 6 month Assured Shorthold Tenancy. The rent is £825 per calendar month, payable in advance by standing order. A deposit of £825 is also required, this will be protected under the Tenancy Deposit Scheme.

Energy Performance Certificate

The property has a rating of Band C.

Material Information

The property is of standard construction. We understand that broadband and mobile reception is available, for an indication of speeds and supply please refer to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

