



## Old Lodge

### Broadfield, Southwaite, Carlisle CA4 0NU

An excellent, charming 2 bedroom detached cottage with the benefit of oil fired underfloor heating and uPVC double glazing throughout. The property has undergone a recent programme of refurbishment and has a gravelled parking area along with lawned garden to the rear and low maintenance gravelled garden to the side.

The property is conveniently located 6 miles from Carlisle and 12.5 miles from Penrith and benefits from easy access to the M6 at Southwaite Services.

**Rent: £950 per calendar month**

## What3Words

<https://what3words.com/generated.armrests.shrub>

## Accommodation

### Entrance Hall

3.90m x 1.90m. Glazed uPVC door to side elevation, timber floor, spotlight fittings, loft access hatch, smoke alarm, thermostat control.



### Large Built in Cupboard

1.19m x 2.00m. Underfloor heating controls, fuse box, smoke alarm, spotlight fitting.

### Open Plan Lounge & Kitchen

7.14m x 3.80m. Glazed uPVC door to front elevation, windows to three elevations, timber floor, exposed beams, spotlight fittings, telephone & broadband point, television aerial socket, thermostat control, plug in Apollo ultrasonic gauge for oil tank.



Fitted base and wall units with timber worktops, 1½ stainless steel sink unit with mixer tap, integrated hob with extractor hood above, a new built in oven will be fitted prior to commencement of the tenancy, space for dishwasher, washing machine and upright fridge freezer.



### Bedroom 1

3.31m x 2.18m. Single bedroom with window to side elevation, Velux rooflight, spotlight fittings, thermostat control.



### Inner Hall

3.53m x 0.93m. Smoke alarm, spotlight fittings.

### Shower Room

3.53m x 1.16m. WC, wash hand basin in vanity unit, large shower cubicle with mains shower, non slip vinyl floor, exposed beam, spotlight fittings, window to side elevation, Velux rooflight.



### Council Tax

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

### Bedroom 2

4.30m x 3.84m. Large double bedroom with windows to rear and side elevations, spotlight fittings, thermostat control.



### Rent & Deposit

The property is to be let on an initial 6 month Assured Shorthold Tenancy. The rent is £950 per calendar month, payable in advance by standing order. A deposit of £950 is also required, this will be protected under the Tenancy Deposit Scheme.

### Outside

To the side is a gravelled garden area with paved path, boundaries are stone wall and hedgerow. To the rear is garden laid to lawn with washing line, timber post & rail, timber panel and hedgerow boundaries. To the side is a private gravelled parking area.

### Services

The property benefits from mains water and electricity, domestic drainage is to a septic tank.

### Energy Performance Certificate

The property has a rating of Band D.

