

SMEATONS

Residential & Commercial Property Agents, Chartered Surveyors, Valuers & Auctioneers

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Town

CUMBRIA

To Let **UNFURNISHED**

Heather Bank Allonby
The Five Bedroom Detached Property with Coastal Views
(Land, Stables and Outbuilding Available Under Separate Negotiation)



A detached five bedroom house occupying an elevated position with panoramic views of the Scottish Coastline and Solway Firth to the front and of the Northern Lakeland Fells to the rear. (Land, Stables and Outbuilding Available Under Separate Negotiation).

Rent: £700 pcm

Deposit: £700

Admin Fee: £75 pp + VAT

Pets Accepted.

No Smokers.

No DSS.

VIEWINGS: By appointment with the Agent.

Smeatons for themselves and the valuers of this property whose agents they are given notice that:

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the Part of Smeatons or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Smeatons nor any person in their employment has any authority to make of give, any representation or warranty whatever in relationship to this property. 6. No responsibility can be accepted for loss of expense incurred in viewing or in the event of any property being sold, let or withdrawn.

Entrance: By way of timber framed

Entrance Porch 7'2" x 11'9" (2.19m x 3.62m).

Hallway: Timber door with stained glass inset gives access to large entrance hall.

Front Lounge: 13'8" x 17'8" (4.20m x 5.42m). With two UPVC double glazed windows with fine views to Scottish Coastline. Open fire, electric storage heater.

Rear Hall: Under stairs cupboard and open access to

Dining Room: 13'4" x 13'2" (4.08m x 4.02m). Single UPVC double glazed window with views to Scottish Coastline. Open fire and electric storage heater.

Kitchen: 16'9" x 7' (5.15m x 2.13m). With a range of modern units, electric oven and hob, extractor hood. Electric storage heater and rear double glazed door to outside.

Utility: 7' x 8'8" (2.13m x 2.68m). With plumbing for washing machine and gives access to downstairs WC.

Stairs from front entrance hall give access to landing with doors to

Bedroom 1: 12'11" x 13'6" (3.69m x 4.14m). Double bedroom with views of Scottish Coastline. Electric storage heater.

Bedroom 2: 9'11" x 10'9" (2.77m x 3.32m). Double bedroom.

Bedroom 3: 12'10" x 14'7" (3.68m x 4.26m). Double bedroom with views of Scottish Coastline. Open fire.

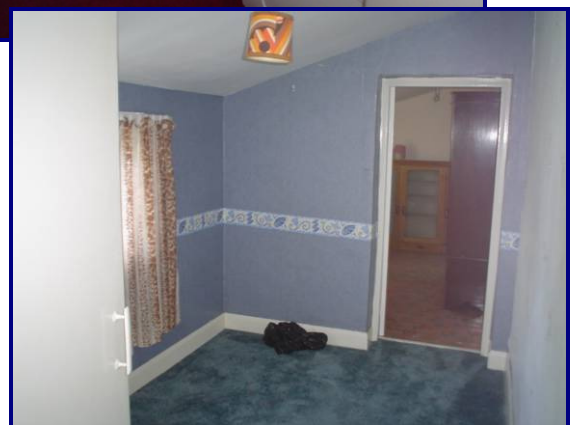
Bedroom 4: 7'2" x 11' (2.19m x 3.35m). Single bedroom with window and views of Northern Lake District Fells.

Bedroom 5: 12' x 6'10" (3.65m x 1.85m). Single bedroom which is accessed through Bedroom 4.

Bathroom: 7' x 13'10" (2.13m x 3.99M0. Family bathroom in white with airing cupboard. WC, sink and bath.

SERVICES: Mains electricity and water. Septic tank drainage.

DIRECTIONS: Leave Maryport upon the B5300 coastal road to Allonby, after approximately three miles you will pass the Blue Dial Caravan Site. Travel approximately a further 500m and Heather Bank is upon the right hand side set back from the road and accessed by a gravelled track.



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