

SMEATONS

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

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KESWICK

CUMBRIA

To Let **UNFURNISHED**

Skiddaw View Bassenthwaite
The Four Bedroom Detached House with Gardens Garage and Patio



Newly built detached house within Lake District National Park, enjoying magnificent views of the Skiddaw range and the Bassenthwaite valley from the rear elevation.

The build quality fixtures and fittings are all of an excellent standard. There is a UPVC double glazing and oil fired central heating throughout the property which briefly comprises, lounge, dining room, kitchen, ground floor WC, four bedrooms (one with en-suite shower room) and family bathroom. There is an integral single garage and further off road parking to the front of the property.

Rent: Price on Application Deposit: Deposit on Application Admin Fee: £75 pp + VAT

No Pets

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 or 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can be accepted for loss of expense incurred in viewing or in the event of any property being sold, let or withdrawn.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 UPVC wood effect front door with opaque double glazed panel and opaque double glazed window to side into

Hallway: With single radiator, ceramic tiled slate effect floor, telephone point, door to under stairs storage cupboard and door to

WC: With UPVC wood effect opaque double glazed window to front, single radiator, WC and wash basin in white, ceramic tiled slate effect floor, wall mounted extractor fan, internal door to integral single garage. Doors to

Dining Room: 15' x 12'4" (4.57m x 3.76m). With UPVC wood effect double glazed window to rear giving magnificent views over open countryside to Skiddaw and the Bassenthwaite valley. Double radiator, TV point and ceiling coving.

Lounge: 20'7" x 14'7" max (6.28m x 4.45m). With UPVC wood effect sliding patio doors to rear, UPVC wood effect double glazed windows to rear and side giving views down the valley and panoramic vista of the Skiddaw range. Two double radiators, TV point, telephone point, ceiling coving, feature slate fireplace and hearth with red sandstone mantel and inset multi-fuel stove. Archway to

Kitchen: 15'7" x 12'6" (4.74m x 3.80m). With UPVC wood effect double glazed windows to front and side, single radiator. Range of floor and wall mounted kitchen units including glazed display cabinets with laminate black 'granite' effect work surfaces and surrounds. Fitted electric fan assisted oven and four ring ceramic hob with stainless steel extractor hood over, integral fitted freezer, fridge and automatic dishwasher, one and a half 'Asterite' type sink and drainer with chrome mixer taps, various electrical sockets, ceiling coving and recessed ceiling spotlights, ceramic tiled slate effect floor.

Door return to hallway from which a balustrade dog leg staircase leads to

Landing: 'T' shaped with laminate wood effect window to front, double doors to airing cupboard with lagged hot water cylinder and storage shelving, single radiator and doors to

Bedroom 1: 16'9" x 12'8" (5.10m x 3.87m). With UPVC wood effect double glazed windows to rear and side giving same views as those enjoyed from the lounge, double radiator, TV point, ceiling coving, recessed ceiling spotlights and door to

En-Suite

Shower Room: 7'5" max x 6'4" max 3'2" min (2.25m x 1.93m max 0.97m min). Fully tiled including ceramic tiled floor with single radiator, WC and wash basin in white with vanity cupboard below wash basin, mains shower cubicle, ceiling coving, ceiling mounted extractor fan and recessed ceiling spotlights.

Bedroom 2: 13'6" max x 12'6" max (4.12m x 3.80m). With UPVC wood effect double glazed window to front, double radiator and ceiling coving.

Bedroom 3: 12'6" x 11'5" (3.80m x 3.47m). With upvc wood effect double glazed window to front, double radiator and ceiling coving.

Bedroom 4: 12'5" x 11'5" (3.78m x 3.47m). With UPVC wood effect double glazed window to rear, double radiator and ceiling coving.

Bathroom: 11'1" max x 8'8" (3.38m x 2.65m). With UPVC wood effect double glazed window to rear, double radiator, fully tiled including ceramic tiled floor, three piece suite in white including panelled bath with chrome mixer taps, glazed corner shower cubicle with mains shower, ceiling coving, recessed ceiling spotlights and wall mounted extractor fan.

OUTSIDE: There are brick paviors to the front of the property providing off-road parking and a

Single Garage: 17'6" x 11'6" (5.33m x 3.52m). With wooden 'Up and Over' door, power, light, water tap, plumbing for automatic washing machine, UPVC wood effect opaque window to side, floor mounted oil fired central heating boiler.

Gardens: To the right hand side of the property is a shrub bed enclosed by a Lakeland green slate wall.

Paths to either side of the property lead to a rear garden/patio area with magnificent open views of the Skiddaw range and the Bassenthwaite valley.

To the right of the house is an oil storage tank screened by a paling fence.



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