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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS



A GOOD SIZED (EXTENDED) 2 BEDROOMED MID TERRACED HOUSE
IN THIS VILLAGE OFF THE A595 SOME 4 MILES ASPATRIA,
5 MILES WIGTON, 10 MILES COCKERMOUTH

6 ALLHALLOWS TERRACE, FLETCHERTOWN, WIGTON, CA7 1BH



£350 PER CALENDAR MONTH EXCLUSIVE

SITTING ROOM, LIVING ROOM, KITCHEN, BATHROOM
2 DOUBLE BEDROOMS, SELF CONTAINED YARD
GAS CENTRAL HEATING & UPVC DOUBLE GLAZING

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
Directors: DA Harrison (Chairman); JT Brockbank; JJ Dixon; RE Jackson,
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D W Bulman F.R.I.C.S.
Estate Agency Manager
I M Graham
Company Secretary

ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - 016973 32018

Directions

At Mealsgate on the A595 take the B5299 signed for Aspatria – at the 90 degree left hand bend turn off right into Fletchertown and Allhallows Terrace is along on the right.

General Description

The accommodation provides;

GROUND FLOOR

Sitting Room

13'3" x 12'8"

Stairs off with cupboard under, open arch to;

Living Room

11'10" x 10'6"

Enclosed Living Flame gas fire.

Kitchen

11' x 7'

Floor units with good work surface area, electric oven with filter hood. 1 ½ bowl stainless steel sink, plumbed for washer, tiled floor to;

Rear Hall and

Downstairs Bathroom

White 3 piece suite of corner bath with mixer shower, WC and wash hand basin, tiled walls.

FIRST FLOOR

Front Bedroom

13'4" x 12'8"

Rear Bedroom

10'7" x 12'9"

Including boiler cupboard.

OUTSIDE

Self contained rear yard with store cupboard and pedestrian access.

SERVICES

Mains gas, electric and drainage, gas central heating and upvc double glazing.

COUNCIL TAX

Band 'A'

VIEWING

Strictly by appointment through the Agents, Hopes of Wigton 016973 43641

TERMS

DEPOSIT

The Landlord will take a deposit equal to the first month's rent. The Landlord must register with The Deposit Protection Service or an equivalent scheme.

TENANCY AGREEMENT

The successful tenant will pay an application fee of £100 plus VAT to Hopes Estate Agents (this includes applying for references, bank status enquiries. and drawing up tenancy agreements).

REFERENCES

At least two references (including financial) will be required from interested parties.

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 these properties. 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 purchasers 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.