

Hopes Auction Company Limited,
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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS



TO LET
ON FURNISHED ASSURED SHORTHOLD LEASE

PLEASANT FIRST FLOOR SELF CONTAINED 2 BEDROOMED FLAT
OVERLOOKING THE HOUSE GARDENS AND BEYOND ONE WAY
AND BACKING ONTO THE FARMYARD THE OTHER AT

QUINCE COTTAGE, BLENCOGO HOUSE FARM,
BLENCOGO, WIGTON CA7 0BZ



RENT £300 PER CALENDAR MONTH EXCLUSIVE

IDEALLY SUIT SINGLE PERSON OR PROFESSIONAL COUPLE

LIVING ROOM/KITCHEN; 2 BEDROOMS; BATHROOM;
ELECTRIC NIGHT STORE HEATERS; UPVC DOUBLE GLAZED

NO PETS NO DSS NO SMOKERS

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,
S Robertson F.I.A EST (Scot); B Walton; JT Wilson; J Hope; K Jarman

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

From the A596 Wigton by-pass take the B5302 Silloth Road; turn left at Wheyrigg signed to Blencogo – Blencogo House is the first farm on the right just past the Pub.

General Description

The accommodation provides:-

FIRST FLOOR

Living Room

19'4" x 13'6". Kitchenette area with electric cooker, fridge and washing machine; store cupboards and stainless steel sink unit. Ample Living Room space.

Bedroom

12' x 9'5".

Bedroom

12'8" x 12'4".

Bathroom

White 3 piece suite and electric over bath shower. Shaver point.

COUNCIL TAX

Band 'A'

VIEWING

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

DEPOSIT

The Landlord will take a deposit equal to the first month's rent in lieu of damage or neglect to the property or non-payment of the rent. The property will be inspected prior to the tenant leaving at the end of the lease.

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.