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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

**HOPES**  
**of Wigton**  
**ESTATE AGENTS**

A 3 BEDROOMED 2 BATHROOMED LINK DETACHED BUNGALOW  
QUIETLY SITUATED IN THIS RURAL VILLAGE  
ABOUT 5 MILES NORTH OF WIGTON, 9 MILES WEST OF CARLISLE

**VILAMOURA, LITTLE BAMPTON, WIGTON, CA7 0JQ**



**PRICE REGION £230,000**

LIVING ROOM, DINING ROOM, DINING KITCHEN, UTILITY,  
3 BEDROOMS, EN-SUITE SHOWER ROOM, BATHROOM,  
INTEGRAL GARAGE, EASILY MAINTAINED GROUNDS  
DOUBLE GLAZING, ELECTRIC HEATING

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG  
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J Hope; RE Jackson; K Jarman; S Robertson F.I.A EST (Scot); B Walton; JT Wilson

**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 Wigton A596 by-pass take the road signed for Kirkbride, after ¾ miles turn off right signed Aikton - go right through Aikton to Little Bampton. From Carlisle take the B5307 – at the end of Kirkbampton bear left down the side road – take the 3<sup>rd</sup> left to Little Bampton; Vilamoura stands back off the road on the left sharing the driveway with ‘Headley’.

### **General Description**

The family accommodation provides;

**Entrance vestibule** to L-shaped **Entrance Hallway** with airing cupboard and night storage heater.

### **Bedroom**



11'10" x 9'1"  
Electric panel heater.

### **Bedroom**

11'9" x 8'3"  
Electric panel heater.

### **Master Bedroom**



11'9" x 12'8"  
Electric panel heater. En-suite shower room with electric shower, fan heater.

### **Bathroom**

White 3 piece suite with electric shower over the bath, fan heater.

### **Dining Kitchen**



13'8" x 10'3"  
Floor and wall mounted units with work surfaces, 1 ½ bowl sink unit and night storage heater.( new oven required).

### **Utility**

Plumbed for washer.

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### **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.

**Living Room**



17'8" x 19'10"  
 Open fireplace, 2 night storage heaters, French  
 Doors to garden, double aspect.

**Dining Room**



12'4" x 10'9"  
 Night storage heater.

**OUTSIDE**



Integral good sized garage, gravelled forecourts,  
 shared Tarmac drive and visitor parking. Block  
 paved rear patio and raised lawned garden,  
 gravelled drying and pathways.



**SERVICES**

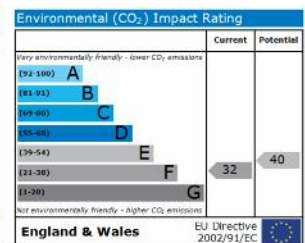
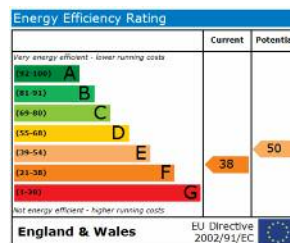
Metered water, electric, drainage.

**COUNCIL TAX**

Band 'D'

**VIEWING**

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



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