



Bowness

£270,000

7 Brantfell Place
Bowness-on-Windermere
Cumbria
LA23 3FJ

A beautiful 2 bedroomed modern semi-detached house situated in a most convenient position within minutes of the centre of Bowness village. Off road parking for 2 and rear patio.

This property is very well presented and in a ready to move into condition and benefits from underfloor heating in the bathroom. Local Occupancy Condition Applies.

Property Ref: W5733





Living Room



Conservatory

Description: The property is beautifully presented and would make a lovely first home or indeed a step up the housing ladder, within walking distance of the amenities of Bowness On Windermere and benefits from designated courtyard parking for 2 cars. With a good sized living room with conservatory off. The kitchen was replaced in 2021 and the bathroom in 2018. This property is ready to walk into and enjoy.

The property is subject to a local occupancy condition which reads as follows:

The occupation of the property shall be limited to the following descriptions of persons:

- a) A person employed, about to be employed, or last employed in the locality; or
- b) A person who has, for the period of three years immediately preceding his occupation, had his only or principle residence in the locality

In this condition 'locality' shall mean the administrative county of Cumbria and the expression 'person' shall include the dependents of a person residing with him or her or the widow or widower of such a person.

Location: A most convenient central location just a few minutes away from the shops, bars and restaurants of Bowness village. From the mini roundabout in the centre of Bowness village take the road towards St Martins Church turning left onto Kendal Road, continue along where Brantfell Place can be found on the left hand side opposite the entrance to The Burnside Hotel Parklands Country Club.

Accommodation: (with approximate measurements)

Entrance Hall Radiator and wood effect flooring.

Cloakroom With WC, pedestal washbasin, wood effect flooring and extractor fan.

Living Room 19' 6 max" x 14' 10 max" (5.94m x 4.52m) TV point and wood effect flooring.



Kitchen

Double doors lead to:

Conservatory 9' 4" x 7' 8" (2.84m x 2.34m) This area is currently used as a dining area and also gives access to the outside patio and seating area.

Kitchen 10' 9" x 6' 6" (3.28m x 1.98m) With wall and base units, sink unit and built in Indesit oven and gas hob with extractor over. Built in dishwasher, fridge and freezer and washing machine/dryer.

Stairs from the entrance hall lead to the first floor

Landing

Bedroom 1 15' 1 max" x 15' 0" (4.6m x 4.57m) TV point, radiator and loft hatch.

Bedroom 2 8' 5" x 6' 6" (2.57m x 1.98m) Radiator.

Bathroom 3 piece white suite of WC, bath with shower over and inset sink with vanity unit. Fully tiled walls and floor, heated towel rail, extractor fan and under floor heating.

Cupboard With shelving and housing the electrics.

Outside: Patio seating area, shed and 2 designated parking spaces.

Services: Mains water, drainage, gas and electricity. Gas fired central heating.



Bedroom 1

Tenure: Freehold. Vacant possession upon completion.

Council Tax Band: South Lakeland District Council Band C.

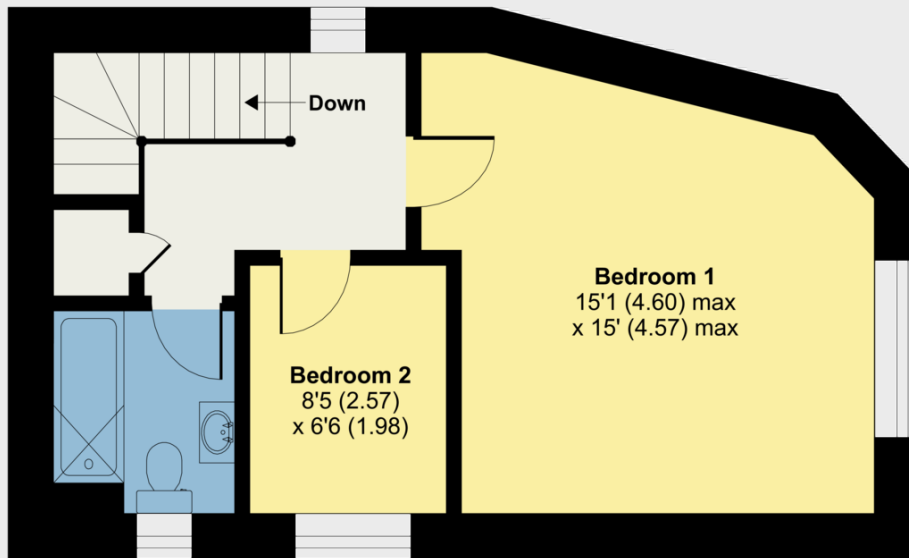
Viewing: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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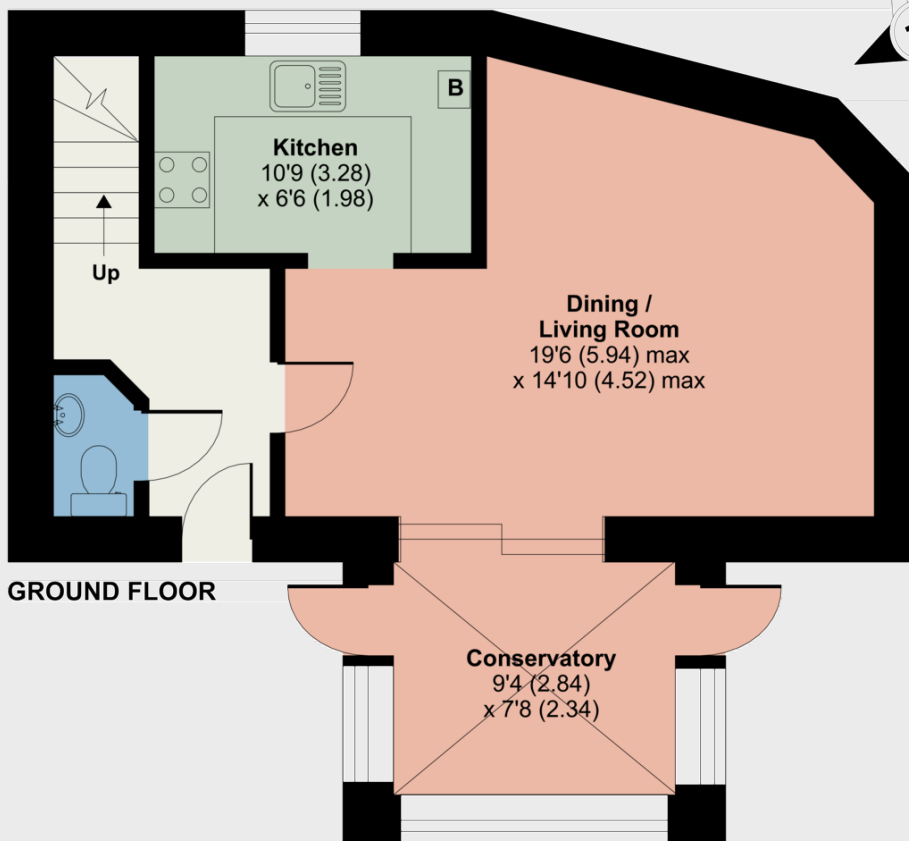
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Approximate Area = 864 sq ft / 80.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Hackney & Leigh. REF: 798016

A thought from the owners... "We have loved living in this house, the location is perfect, being a short walk from the lake but also in a very quiet, friendly neighbourhood."

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