



**Two Bedroom Cottage**

**Popular Market Town**

**Off Street Parking**

**Supplied Furnished**

**Central Location**

**Garden with Lawn**



**4 Bank Court**  
Brampton, CA8 1SE

**Monthly Rental Of**  
**£700 Furnished**

Cosy Cottage in the popular market town of Brampton. Supplied furnished with two double bedrooms. Brampton is approximately 9 miles East of Carlisle, with a range of local amenities including shops, public houses, schools, church and a monthly farmer's market. The surrounding area has a host of popular destinations such as: Hadrian's Wall, Talkin Tarn, Gelt Woods, Lanercost Priory and Brampton Golf Club. As well as good road access, Brampton benefits from a regular bus service and a train station. The well-presented accommodation briefly comprises: Entrance Hallway, two double bedrooms and contemporary bathroom. To the first floor is a well-equipped modern fitted kitchen with dining area. Living Room with ornamental feature fireplace. Outside: elevated garden with wall surround featuring lawn and patio. Off-street parking for two cars. Gas central heating.

**Entrance Hallway** 11' 11" x 2' 11" (3.64m x 0.90m)

with internal doors to both bedrooms and bathroom. Stairs to first floor.

**Living Room** 16' 11" x 10' 0" (5.15m x 3.04m)

Cosy Living Room with dual aspect to the front and rear of the property. Ornamental feature sandstone fireplace.

**Kitchen/Diner** 12' 11" x 11' 10" (3.93m x 3.61m)

modern fitted kitchen with a range of floor and wall units. Complimentary worktops. Built-in oven and gas hob with stainless steel extractor overhead. Integrated dishwasher and washing machine. Integrated fridge / freezer. Walk-in storage cupboard housing boiler. Cushion flooring. Internal door to Living Room. Stairs from ground floor. Table and chairs.

**Bedroom 1** 15' 5" x 9' 2" (4.71m x 2.80m)

Spacious double bedroom overlooking the front of the property.

**Bedroom 2** 8' 6" x 8' 6" (2.59m x 2.58m)

Smaller double bedroom overlooking the front of the property.

**Bathroom** 3' 10" x 2' 10" (1.18m x 0.87m) + 7' 2" x 5' 6" (2.19m x 1.67m)

Contemporary bathroom comprising P-shaped bath with shower over. Toilet, sink, and towel radiator. Bathroom cabinet. Cushion flooring and tiled walls.

**Outside**

Elevated garden with wall surround, featuring lawn, patio, storage shed and paved patio. Parking space for 2 cars.

**Terms:**

All lets are on an Assured Shorthold Tenancy for an initial term of 6 months unless otherwise stated & subject to eligibility. As part of the application process we will take references and carry out credit checks. To secure a property, one week's rent will be required as a holding deposit which will be held for 15 calendar days (unless otherwise expressly agreed). This amount will be attributed to the first month's rent following the completion of all tenancy documents. Successful applicants will be required to pay 1 month's rent in advance and also a deposit equal to 1 month's rent upon signing the Tenancy Agreement

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

# Energy performance certificate (EPC)

4, Bank Court  
Main Street  
BRAMPTON  
CA8 1SE

Energy rating

**E**

Valid until: **18 January 2025**

Certificate number: **8945-7129-3450-9154-3996**

Property type **end-terrace house**

Total floor area **107 square metres**

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	43   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60