

TO LET: MEADOW CROFT

Cumdivock, Dalston, Carlisle CA5 7JJ

A delightful detached three bedroom bungalow, nestled in a rural setting boasting views of the surrounding countryside.

Edwin
Thompson





TO LET

MEADOW CROFT

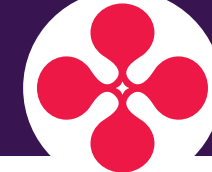
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A delightful detached three bedroom bungalow, nestled in a rural setting boasting views of the surrounding countryside. Offering spacious internal living accommodation the property's standout feature is its detached garage, providing ample space for storage.

£720 per calendar month

Offered exclusively to let by Edwin Thompson

Meadow Croft, Cumdivock, Dalston, Carlisle CA5 7JJ



LOCATION

Meadow Croft offers spacious living accommodation situated in a rural location. The property lies a short distance from the A6 and the M6 is easily accessible at junction 41. The village of Dalston is 5 miles to the East and the City centre of Carlisle is approximately 17 miles to the north.

DESCRIPTION

Meadow Croft is a detached, three bedroomed bungalow, the third bedroom being a box room. The property benefits from a rural location with views of the open countryside and a detached garage.

Living accommodation is arranged as follows:

Entrance Hallway – with doors to the living room, kitchen, cloakroom, bedrooms and bathroom.

Living Room – a bright sizeable room with open fire.

Kitchen / Dining Room – with built in fridge and oven / hob. Door leading through the the utility and back door.

Utility Room – with sink.

Downstairs toilet.

Bedroom 1 / box room.

Bathroom – with full suite and free standing shower.

Bedroom 2.

Bedroom 3 – with built in wardrobe.

Externally the property benefits from a lawned garden area to the front and side, a detached garage and gated driveway.

RENTAL

The property is to be let on an Assured Shorthold Tenancy at a rental of £720 per calendar month on an unfurnished basis.

DEPOSIT

A deposit of £720 will be payable at the onset of the Tenancy.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating is C. A copy of the Energy Performance Certificate can be downloaded from the Edwin Thompson website.



COUNCIL TAX

According to the Valuation Office Website, the property is contained within the Cumberland Council at a council tax rating of a E. Prospective tenants should check the exact Council Tax payable directly with Eden District Council, telephone 0300 373 3730.

SERVICES

The property is connected to mains water, mains electricity, oil fired central heating and drainage is to a private septic tank.

VAT

All figures quoted are exclusive of VAT where applicable.

TENANCY AGREEMENT

The tenant will sign a standard tenancy agreement prior to taking occupation of the property. A copy of the agreement is available for viewing at the Carlisle office.

APPLICATIONS

Application forms are available from this office. The successful applicant will be required to provide a holding deposit equivalent to 1 weeks rent of £212.50. This will be non refundable if the tenant withdraws their application.

All applicants must be over the age of 18.

NOTES

- Non smokers only to apply
- No Pets

VIEWING

The property is available to view by prior appointment with the Carlisle Office of Edwin Thompson LLP.

Tel: 01228 548385

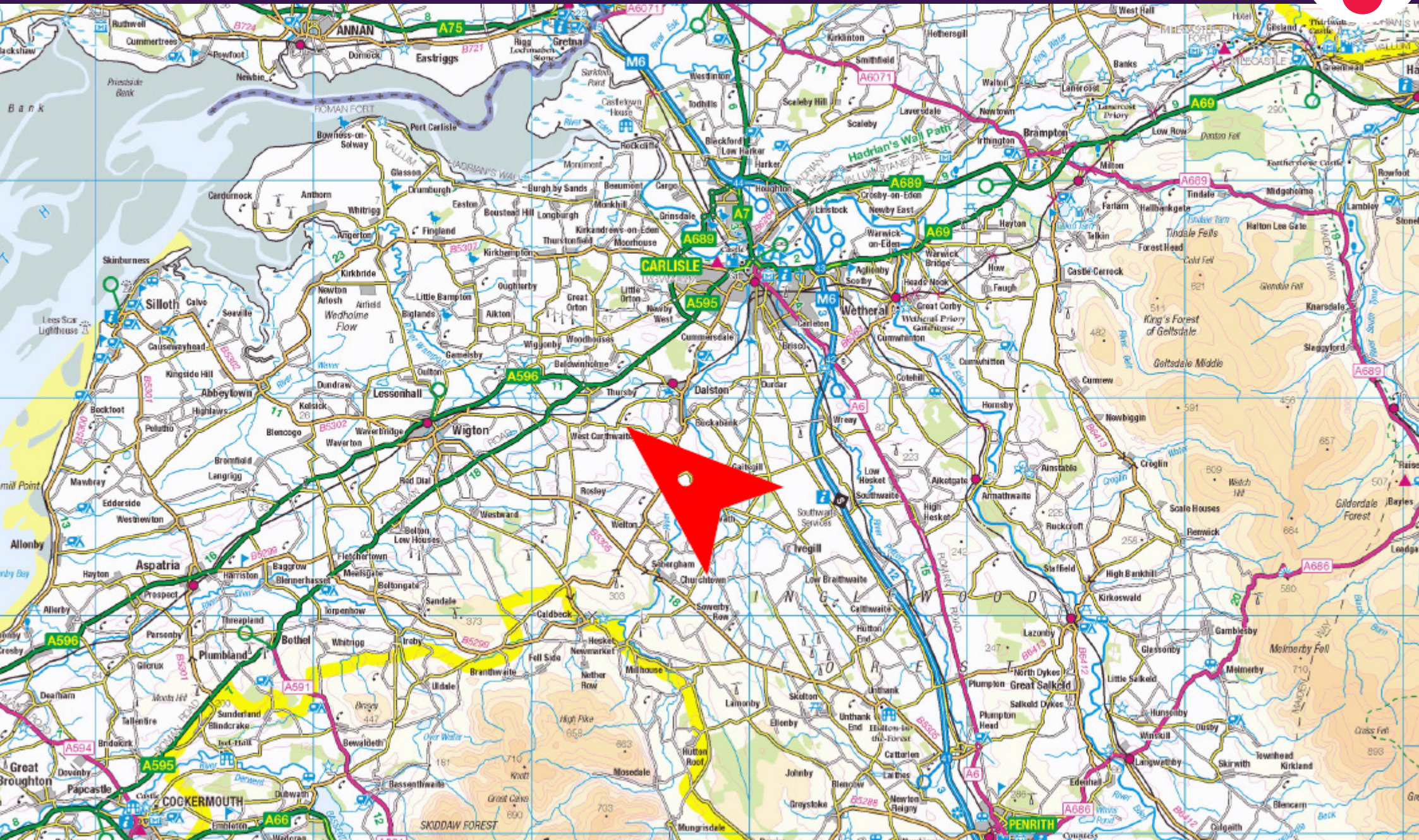
Email: l.strand@edwin-thompson.co.uk

TENANT FEES - PERMITTED FEES

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposit (a maximum of 1 week's rent). Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above).
- Payments to change a tenancy agreement eg. change of sharer - £50 or, if higher, any reasonable costs incurred.
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs).
- Utilities, communication services (eg. telephone, broadband), TV licence and council tax.
- Interest payments for the late payment of rent - 3% above Bank of England's annual percentage rate.
- Cost incurred for replacement of lost keys or other security devices.
- Contractual damages in the event of the tenant's default of a tenancy agreement.
- Any other permitted payments under the Tenant Fees Act 2019.





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