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HOPES
ESTATE AGENTS

8A LONGTHWAITE CRESCENT, WIGTON, CA7 9JN



£500 Per Calendar Month

8a Longthwaite Crescent, Wigton, CA7 9JN

GENERAL DESCRIPTION

A most attractively maintained semi detached bungalow providing sitting room, two bedrooms, wet/shower room and kitchen with cooker and washing machine, all centrally heated and double glazed and with adjoining single garage and a larger than average lawned garden outside and rear.

The bungalow forms part of the "Springfields" development on the southern fringe of Wigton less than a mile from the town centre and handily located for local primary school, mini market, petrol station and the town's medical centre.

Also close by are the Nelson Thomlinson Secondary School and various sports clubs.

The bungalow has recently had some redecoration and new carpets laid, a washing machine installed and a thermostatically controlled fire in the sitting room fitted. The garden is professionally maintained on a fortnightly basis and if prospective tenants would wish this service to continue then this can be arranged for an additional £40 per month.

Directions

From our Office head out of town and at South End, with the medical centre and the filling station on the left turn right into Longthwaite Road. Proceed up the hill and around the corner taking the last turning in the town on the left in to Longthwaite Crescent. The bungalow is just around the bend on the right hand side. A To Be Let board has been erected for identification purposes.

ACCOMMODATION

Side Recessed Porch

Hallway

with built in cloaks/boiler cupboard, telephone point and loft access.

Front Single Bedroom 1

9' max x 8'4" (2.74m max x 2.54m)

Sitting Room

16'5" x 11' (5.00m x 3.35m)

having marble fireplace inset with coal effect electric fire (thermostatically controlled) and TV point.

Wet/Shower Room

having WC, basin, full tiling, electric shower, extractor fan and heated towel rail.

Rear Double Bedroom 2

13'7" x 11' to 9' (4.14m x 3.35m to 2.74m)

Kitchen

11' x 9'6" (3.35m x 2.90m)

with range of cupboards having oak panelled doors, work surfaces and tiled splashbacks, stainless steel sink, plumbing for washing machine, oven, ceramic hob and stainless steel splashback and filter hood, washing machine and breakfast table and benches.

OUTSIDE

Extensive Lawned Gardens

at front side and rear, surrounding hedging and short driveway with additional parking space.

Garage

17'6" x 8'6" (5.33m x 2.59m)

having up and over door, light, power and rear pedestrian door.

LETTING DETAILS

Services

all mains installed; gas fired central heating; sealed unit double glazing; telephone line installed; loft and cavity wall insulation.

Please note that none of the services has been tested.

Council Tax

Band 'B'.

Viewing

Appointment strictly through the Agent, Hopes of Wigton, 016973 43641.

Deposit

The Landlord will take a deposit equal to the first months rent. 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.

Terms

The property is available on an Assured Shorthold Tenancy Agreement for a term of 6 months renewable by arrangement.



KITCHEN



KITCHEN



BATHROOM



SITTING ROOM



BEDROOM



OUTSIDE

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agents nor the vendors warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

ESTATE AGENTS • AUCTIONEERS • VALUERS • LAND AGENTS

Hopes Auction Company Limited

Registered Office: Syke Road, Wigton, Cumbria CA7 9NS - Registered in England: 052362 - VAT Registration No. 256 4393 42

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