



The old Post Office

# BRIDGE END COTTAGE

Warcop, Appleby-In-Westmorland, CA16 6PD



## GSC GRAYS

PROPERTY • ESTATES • LAND

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# BRIDGE END COTTAGE

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Located in the upper Eden Valley, set in a vibrant rural community, Bridge End Cottage is an attractive, recently renovated three bedroomed semi-detached property.



**GSC GRAYS**

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#### Situation and Amenities

Warcop is an attractive village with a primary school, playground, village green and village hall. A wider range of services can be found in Kirkby Stephen, approximately a 10-minute drive from Bridge End Cottage, with secondary schools, shops, restaurants, and retail facilities. The property has easy access to the A66 and approximately 5 miles from the county town of Appleby-in-Westmorland.

#### Accommodation

The property comprises:

Kitchen with fitted with wall and base units, an electric cooker and hob, stainless steel sink unit, plumbing for washing machine, space for a fridge/freezer and wood effect laminated flooring. The living room has part exposed ceiling timbers, wood-burning stove with sandstone hearth and wooden mantle, plus electric fire, with faux marble surround, telephone, and TV points with wood effect laminate flooring.

To the first floor there is two good-sized double bedrooms and bathroom fitted with a cream three-piece suite, bath with electric shower over, pedestal wash hand basin and WC plus a heated towel rail.

Externally, there is a stone store adjoining to the property.

#### Terms and Conditions

The property shall be unfurnished by way of an Assured Shorthold Tenancy for an initial term of six months at a rental figure of £675 per calendar month, payable in advance by standing order. In addition, a deposit of £778 shall also be payable prior to occupation.

#### References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance. Tenants are responsible for insuring their own contents.

#### Insurance

Tenants are responsible for insuring their own contents.

#### Smoking and Pets

Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation. Smoking is prohibited inside the property.

#### Local Authority and Council Tax

The council is Westmorland & Furness Council  
Council Tax purposes the property is a Band A

#### Viewings

Strictly by appointment with GSC Grays 01539 814903

#### Services and Other Information.

The property is served electric storage heaters and has mains water, electricity, and drainage connected.

The Tenant will be responsible for all outgoings of the property as well as the minor maintenance and decoration internally.

#### Particulars and Photographs

Particulars written May 2024

Photographs May 2024

#### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



Bridge End Cottage, Warcop, Appleby-in-Westmorland, Cumbria, CA16 6PD



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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