



GRISDALES

PROPERTY SERVICES



19 Nepgill Park, Workington, CA14 1YG

£49,000

SITTING PRETTY IN THE CENTRE OF NEPGILL PARK this smashing two bedroomed detached Park Home was constructed by "Terrapin" a well known manufacturer who make high quality properties. Blessed with two bedrooms, a spacious kitchen, lounge and a modern shower room, this is a great property for permanent use and includes a garden and shed. A lovely quiet development where you really can enjoy the wildlife yet it's handy for Workington and Cockermouth too.

Some upgrading is required internally, especially to the bathroom and kitchen, but there are brand new carpets to the main rooms.

Helping you find your perfect new home...

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THINGS YOU NEED TO KNOW

Electric heating and double glazing.

It is not possible to obtain a mortgage for this style of property.

Water Rates - Payable to United Utilities based on rateable value.

Ground rent - £146.33 pcm

Sewerage- £8.86 pcm

There is a "NO PETS" policy at the development

ENTRANCE

The property is accessed via a uPVC door into:

FRONT ENTRANCE LOBBY

With large cupboard and sliding door leading into:

LOUNGE

13'9" x 9'3" (4.21 x 2.82)



With two windows to one side, television and telephone points. Opening into:

KITCHEN

9'3" x 8'11" (2.82 x 2.72)



Fitted with a range of base and wall units in cream with laminate worktop over. Includes stainless steel sink, space for electric cooker, plumbing for washing machine and space for fridge/freezer. Window overlooking the rear and uPVC door to the rear, cupboard with shelving and water heater.

INNER LOBBY

With access into the loft space.

BEDROOM ONE

9'3" x 8'9" (2.83 x 2.67)



Double room to the rear.

BEDROOM TWO

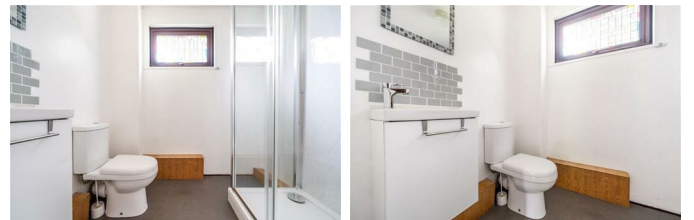
9'3" x 7'0" (2.82 x 2.15)



Spacious single room to the front.

SHOWER ROOM

6'6" x 5'6" (2.00 x 1.70)



Fitted with shower cubicle with sliding door in chrome frame and wall mounted electric shower and attachments by heat store, small wash basin with chrome mixer tap with cupboard below and low level WC and coloured frosted window to the side.

EXTERNALLY



There are gardens surrounding the property. Garden shed.

DIRECTIONS

From Cockermouth take the A66 in a westerly direction and at the Broughton/Brigham turn, turn left signed to Brigham, pass Brigham School and go through Broughton Cross. Proceed towards Bridgefoot and there is a drive to Nepgill Park on the left hand side.

COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) that this property is placed in Tax Band A.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market

valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

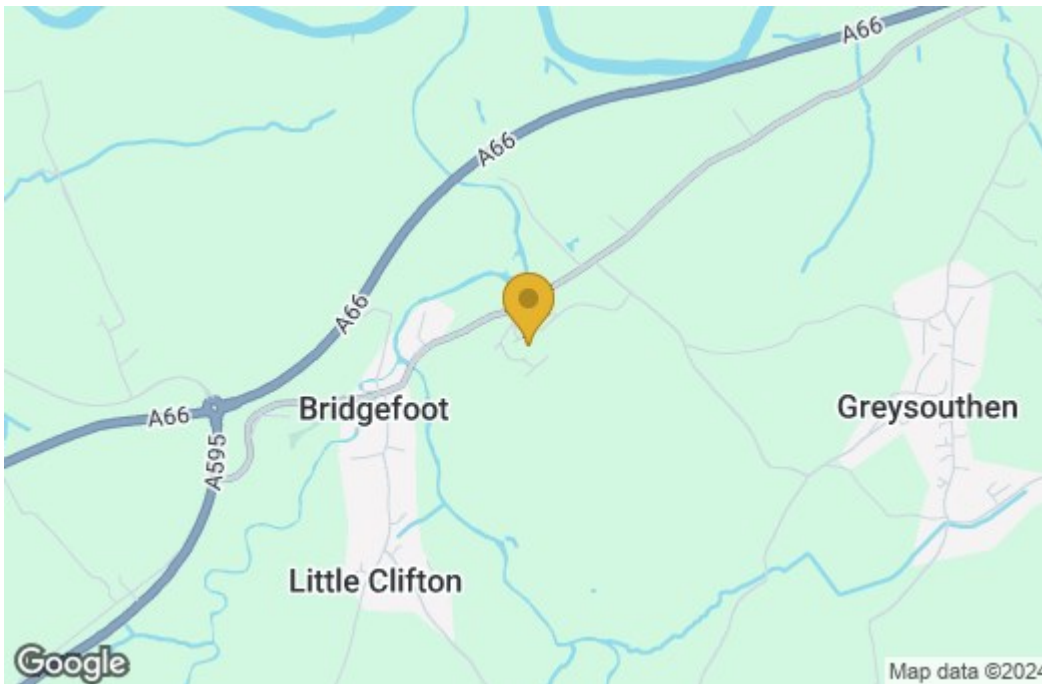
If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

Floor Plan

Area Map



Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.