



# GRISDALES

PROPERTY SERVICES



## 32 Nepgill, Workington, CA14 1YG

**£49,000**

CONVENIENTLY LOCATED IN NEPGILL PARK this smashing detached Park Home is blessed with lovely accommodation including one double bedroom, a practical kitchen, lounge and shower room. Added to this is gas heating, double glazing, internal window shutters, a small garden and parking for one car. Absolutely perfect for those looking for a quiet life!

Nepgill Park is a peaceful development where you really can enjoy the wildlife yet it's handy for Workington and Cockermouth too.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## THINGS YOU NEED TO KNOW

Gas heating (lpg) and double glazing.

Internal window shutters to most rooms

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 steps which lead to the uPVC front door which gives access into:

## LOBBY

With coving and doors to the main rooms.

## KITCHEN

10'2" x 7'3" (3.10 x 2.23)



Fitted with a range of base and wall units in white, with laminate worktop over. The kitchen includes cream composite sink unit, space for an oven, plumbing for a washing machine and space for two further appliances. Concealed gas boiler and window to the side. Vinyl floor covering. Opens into:

## LOUNGE

11'6" x 11'2" (3.51 x 3.42)



With uPVC door to the side along with side aspect window and a bay window to the front. Television and telephone points. Marble hearth with surround and a dark stained mantelpiece over.

## BEDROOM

11'5" x 8'1" (3.50 x 2.47)



Double room with an aspect to the rear and built in cupboards and wardrobes.

## BATHROOM

7'1" x 4'1" (2.18 x 1.25 )



Fitted with pedestal wash basin with chrome mixer tap, low level WC and shower enclosure with clear screen in a plastic frame. Wall mounted chrome shower and attachments and fitted internally with waterproof panelling.

## EXTERNALLY



A paved path leads to the front door and there is attractive brick paving to the sides. Small garden area. Off road parking for one car.

## DIRECTIONS

From Cockermouth, take the A66 towards Workington. Turn left at the junction signposted Brigham and follow the road past Brigham School and through Broughton Cross. Nepgill Park is on the left hand side just before reaching Bridgefoot village.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) 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

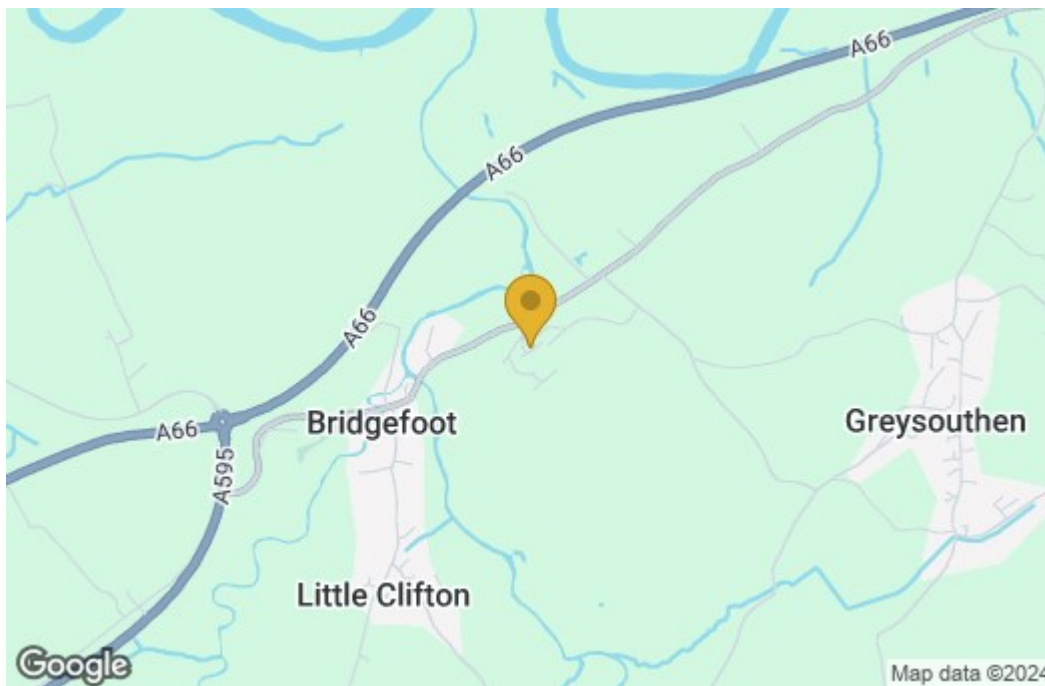
If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

## SURVEYS AND VALUATIONS

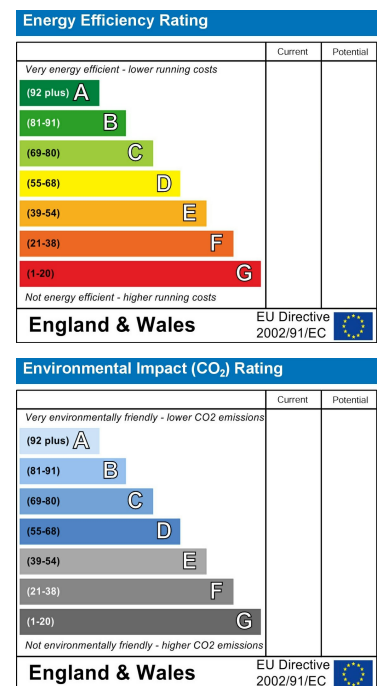
We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all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