



# GRISDALES

PROPERTY SERVICES



## 13 Violet Bank, Cockermouth, CA13 9TG

**£88,000**

A contemporary two bedroomed Lodge with an outlook to the fells! Violet Bank has recently come into new ownership and you could be part of this wonderful holiday park on the outskirts of Cockermouth.

The fabulous location is on the edge of the Lake District National Park. The town offers a range of amenities and is well-loved for its independent shops, cafés and restaurants.

This is a brand new unit which features a balcony and car parking. Inside there is a stylish and contemporary finish. The generous living area is fully fitted with a lounge, dining area and kitchen. A small connecting hallway leads to a double bedroom with accompanying en-suite, smaller bedroom set up as a twin and a shower room.

Helping you find your perfect new home...

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

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## THINGS YOU MIGHT NEED TO KNOW

All windows are uPVC double glazed.

Calor gas central heating.

## ENTRANCE

The property is surrounded by brand new decking which gives access to the lodge, A uPVC door leads into:

## OPEN PLAN ROOM

21'5" x 12'11" (6.53 x 3.94)

A fabulous light and airy room including dining area, kitchen and lounge.

## KITCHEN

Fitted with a good range of base and wall units in cream with grey work surface over and burnt orange glass splashback. Including freestanding gas cooker; stainless steel sink and Candy microwave oven; concealed washing machine; fridge/freezer/ breakfast bar with 2 x stools. The kitchen and dining area opens into:

## LOUNGE

Which includes built in shelving; cupboards; television point; wall mounted electric fire; sliding doors to verandah; windows to each aspect; spot lighting.

## INNER HALL

Giving access to:

## BEDROOM 1

13'2" x 9'4" (max) (4.01 x 2.84 (max))

Spotlighting; double room including dressing table and large walk in cupboard with hanging and shelving space. The door gives access to:

## EN-SUITE

6'1" x 5'6" (1.85 x 1.68)

With bath and shower over; wash basin and wc. Wall mounted cupboards and spotlighting.

## BEDROOM 2

8'3" x 6'5" (2.52 x 1.95)

A twin room with wall mounted cupboards and wardrobe unit; spotlighting.

## SHOWER ROOM

7'9" x 3'5" (2.35 x 1.04)

With shower, wash basin and wc. Spot lighting; cupboard with boiler.

## EXTERNAL

There is car parking to the side of the unit and the property includes the full verandah and decking area.

## DIRECTIONS

From the centre of Cockermouth travel along Lorton Road, then turn right onto Vicarage Lane. Follow the road up the hill

and around the left hand bend onto Simonscales Lane. Continue on the road going past the houses, then turn left at the sign for Violet Bank. Follow this road to the end and into the site. The reception is located a short way into the site and it is best to meet the person showing you around the property at this point.

## 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.

## SITE FEES AND TERMS

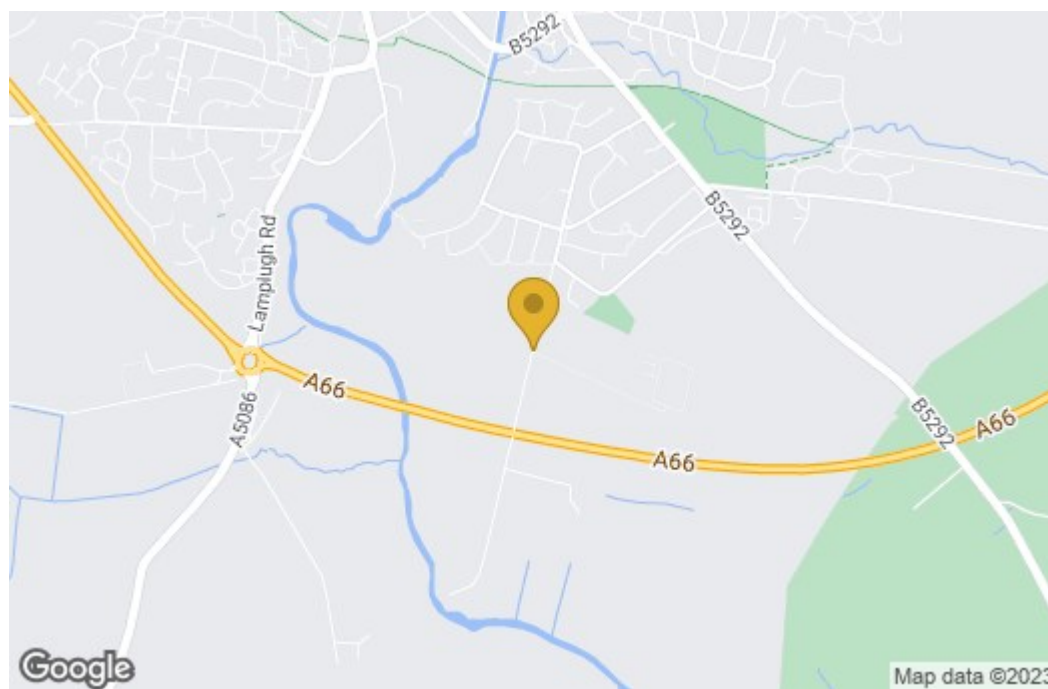
The ground fee is £3,500 per annum.

There is a 12 month holiday license for the property.

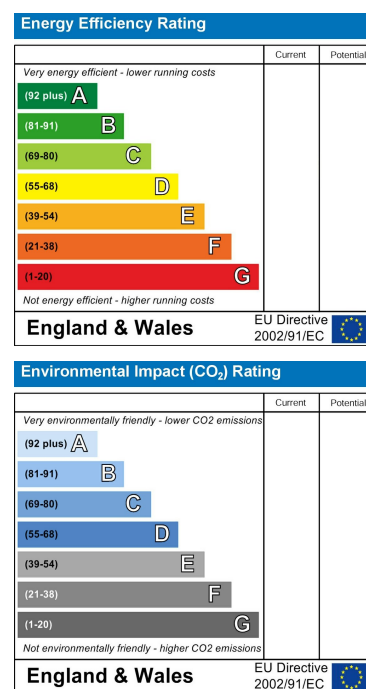
The site is pet and child-friendly.

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.