



Modern 2 Bed Link House

West of the City Centre

Bus Route Nearby

Popular Residential Development

Close to Western Bypass & Infirmary

2 Double Bedrooms



35A Turnstone Drive
Carlisle, CA2 7NU

Monthly Rental Of
£570

A modern, two bedroom link property, situated on this popular residential development to the west of the city within easy walking distance of shops and schools, close to the Cumberland Infirmary. Bus routes to the city centre and easy access to the western bypass provide good transport links. The property briefly comprises entrance hall, cloakroom, living / dining with French doors to the rear garden, and modern fitted kitchen. To the first floor there are two double bedrooms and family bathroom. Rear garden with lawn and patio, off road parking for two vehicles to the front. Double glazing and gas central heating.

Entrance Hall 9' 6" x 3' 6" (2.90m x 1.07m)

Entrance from outside. Doors to Kitchen, Living Room & Downstairs toilet. Stairs to first floor.

Cloakroom 6' 0" x 0' 3" (1.83m x .087m)

Comprising WC and pedestal wash basin. Cushion floor

Living / Dining Room 14' 10" x 10' 6" (4.52m x 3.2m) + 7' 10" x 3' 5" (2.39m x 1.05m)

L-shaped living room with space for dining table and chairs. Double patio doors to rear garden. Walk-in understairs cupboard.

Kitchen 9' 10" x 6' 8" (2.99m x 2.03m)

Modern fitted kitchen with a range of wall and base units with complimentary worksurfaces incorporating a stainless steel one and a half bowl sink unit with mixer tap and tiled splash back. Four ring gas hob with electric oven below and extractor hood above, integrated fridge and freezer, plumbing for washing machine. Cushion floor.

Bedroom 1 13' 11" x 9' 6" (4.24m x 2.89m)

Double Bedroom overlooking the front of the property with a built-in storage cupboard.

Bedroom 2 13' 11" x 8' 7" (4.24m x 2.62m)

Double Bedroom overlooking the rear of the property.

Family Bathroom

Part tiled bathroom with 3-piece suite comprising sink, WC and bath with shower over. Glass bath screen. Bathroom cabinet. Vinyl floor.

Outside

Rear Garden with fence surround, paved patio and lawn and pedestrian access. Front - block-paved driveway with off street parking for 2 cars.

Terms:

All lets are on an Assured Shorthold Tenancy for an initial term of 6 months unless otherwise stated & subject to eligibility. As part of the application process we will take references and carry out credit checks. To secure a property, one week's rent will be required as a holding deposit which will be held for 15 calendar days (unless otherwise expressly agreed). This amount will be attributed to the first month's rent following the completion of all tenancy documents. Successful applicants will be required to pay 1 month's rent in advance and also a deposit equal to 1 month's rent upon signing the Tenancy Agreement

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

Energy performance certificate (EPC)

35A TURNSTONE DRIVE
CARLISLE
CA2 7NU

Energy rating

C

Valid until: **8 March 2031**

Certificate number: **1601-4889-0002-1707-0402**

Property type

Mid-terrace house

Total floor area

65 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60