



Semi-Detached House

Large Garden & Shed

Three Bedrooms

Freshly Decorated Throughout

Village Location

Council Tax Band 'A'



23 The Oval
Carlisle, CA2 6BL

Monthly Rental Of
£750

New to the rental market, a well-presented and spacious three bedroom semi detached family house situated in the sought after village of Cummersdale to the Western outskirts of the City. The village benefits from a primary school and public house. There are also excellent local countryside walks and Carlisle City Centre is just a five minute drive. The freshly decorated accommodation briefly comprises Entrance Hallway, spacious living area featuring fireplace and patio doors, modern Fitted Kitchen. To the first floor there are two double Bedrooms and a single bedroom. Contemporary Bathroom. The property benefits from gas central heating and uPVC double glazing. Externally there is a front garden and large rear garden with shed and three outbuildings

Entrance Hallway 13' 6" x 7' 1" (4.12m x 2.16m)

Entrance from front door to hallway with wood flooring. Coat hooks. Internal doors to Living Room and Kitchen, Stairs to first floor. Small under-stairs cupboard.

Kitchen

Modern fitted kitchen with a range of floor and wall units. Oven, gas hob and stainless steel extractor overhead. Washing machine. Tiled splashbacks. Contemporary cushion flooring. Belfast sink. Integrated fridge / freezer. External door to the side of the property and the outhouses.

Living Room 25' 11" x 10' 11" (7.90m x 3.32m)

Large living room with space for couches as well as dining table and chairs. Patio doors to rear garden. Gas fire on modern hearth with wood surround. Laminate flooring.

First Floor Landing 8' 7" x 3' 8" (2.62m x 1.13m) + 3' 3" x 2' 11" (1.00m x 0.89m)

with internal doors to all bedrooms and bathroom. Loft access.

Bedroom 1 13' 10" x 11' 0" (4.21m x 3.35m)

Double bedroom overlooking the rear of the property. Built-in cupboard.

Bedroom 2 10' 11" x 11' 10" (3.34m x 3.60m)

Double bedroom overlooking the rear of the property. Cupboard with boiler.

Bedroom 3 10' 8" x 6' 11" (3.24m x 2.12m)

Single bedroom overlooking the rear of the property.

Bathroom 6' 11" x 6' 0" (2.10m x 1.83m)

Contemporary bathroom featuring bath with shower over. Glass shower screen. Toilet and sink with vanity unit. Part-tiled walls.

Outside

Front garden with lawn and path to front door. 3 out-houses to the side of the property with lighting and power. Large rear garden with lawn, shed and fence surround. Pedestrian access to the rear.

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)

23, The Oval
Cummersdale
CARLISLE
CA2 6BL

Energy rating

D

Valid until: **21 July 2029**

Certificate number: **2228-8052-7293-6651-7944**

Property type

Semi-detached house

Total floor area

87 square metres

Rules on letting this property

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

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>).