



**Modern Semi-Detached House**

**Rural Village Location**

**Easily Accessible From A69**

**Supplied Furnished**

**Close To Hadrian's Wall**

**Council Tax Band 'A'**



**10 The Forge**  
Brampton, CA8 7TF

**Monthly Rental Of  
£550 Furnished**

New to the rental market, a modern two bed semi-detached house supplied furnished. Gilsland is approximately 18 miles east of Carlisle and straddles the Cumbria and Northumberland county border. The countryside village is a popular tourist area being on Hadrian's Wall and has pubs, a cafe as well as a bus service. Countryside walks and biking opportunities are on the door stop. The accommodation briefly comprises: Entrance, Living Room, modern fitted Kitchen / Breakfast Room, and downstairs toilet. To the first floor are two double bedrooms (one with built-in wardrobe) and a contemporary bathroom. Outside there are two allocated parking spaces and a low maintenance rear garden with patio and planted rockery. Hot water is provided free by solar panels.

**Entrance** 4' 10" x 4' 2" (1.48m x 1.28m)

with stairs to first floor. Door to Living Room. Cushion flooring.

**Living Room** 14' 4" x 11' 4" (4.36m x 3.46m)

An open plan living area with the kitchen / dining space. Overlooking the front of the property. Wood effect cushion flooring.

**Kitchen/Breakfast Room** 14' 3" x 7' 10" (4.34m x 2.38m)

Open plan from the Living Room. Modern fitted kitchen with a range of floor and wall units. Complimentary worktops. Fridge freezer. Integrated dishwasher. Oven and hob with stainless steel extractor overhead. Under-unit lighting. Small table and chairs. Patio doors to rear garden. Doors to downstairs toilet and walk-in store cupboard which has plumbing for a washing machine.

**Cloakroom** 5' 11" x 2' 11" (1.81m x 0.90m)

downstairs toilet featuring toilet and sink. Wood effect cushion flooring.

**First Floor Landing**

with loft access and internal doors to both bedrooms and bathroom.

**Bedroom 1** 14' 3" x 9' 7" (4.34m x 2.93m)

Double overlooking the front of the property. Built-in wardrobe and airing cupboard.

**Bedroom 2** 9' 7" x 10' 8" (2.92m x 3.25m)

Double overlooking the rear.

**Bathroom** 6' 6" x 5' 11" (1.99m x 1.80m)

Contemporary bathroom featuring p-shaped bath with electric shower over. Glass shower screen. Toilet and sink. Part-tiled walls.

**Outside**

Two allocated parking spaces to the front of the property. Low maintenance rear garden overlooking a field. Planted rockery and paved patio. Pedestrian access to the side of the property.

**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)

10, The Forge  
Gilsland  
BRAMPTON  
CA8 7TF

Energy rating

**B**

Valid until: 14 August 2028

Certificate number: 9358-2004-7388-5598-7924

Property type

End-terrace house

Total floor area

64 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>).

## Energy efficiency rating for this property

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

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

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

