



5 Derwentside Gardens, Cockermouth, CA13 0JF

Part Buy, Part Rent **£130,000**

PFK

5 Derwentside Gardens

The Property

A comfortable, well maintained two bed link detached bungalow, sat in a quiet cul-de-sac just a five minute walk to Cockermouth's town centre, and sold under an over 55's shared ownership scheme, with 50% available to purchase for qualifying applicants.

The accommodation is well presented and comprises lounge with electric fire and space for a small dining table, high quality kitchen, two spacious double bedrooms and bathroom with walk in shower.

Externally there is a lawned garden to the front, off road parking for two cars and an attached single garage, whilst to the rear is a sun trap garden with a riot of colourful perennials, and seating area.

Sold with no onward chain and in a ideal location for easy access to the town and Memorial Gardens, this lovely home is sure to be in high demand so book an early appointment to avoid missing out.

For full details of the eligibility criteria please contact the office





5 Derwentside Gardens

Location & Directions

Derwentside Gardens is located to the north of the river Cocker, on the river Derwent and just a 5 minute walk from Cockermouth town centre. Pedestrian access over the foot bridge leads directly on to the attractive tree lined main street which provides easy access to all shops and amenities. There are also good bus links to all surrounding towns.

Directions

From our office on Main Street head west, at the second mini roundabout turn right and head across Gote Bridge, taking the first right hand turn into Wakefield Road, then the first right into Derwentside Gardens. Then take the first right hand cul-de-sac.

- Two bed link detached bungalow
- Over 55's shared ownership scheme - eligibility criteria applies
- Off town centre location
- No onward chain
- Garage, front & rear gardens
- Tenure: Leasehold
- Council Tax: Band C
- EPC rating D



ACCOMMODATION

Entrance Hall

13' 0" x 3' 6" (3.95m x 1.07m)

Accessed via UPVC door with double glazed inserts, storage cupboard, loft access via hatch.

Lounge

13' 0" x 12' 8" (3.96m x 3.86m)

Front aspect room with electric fire in granite surround, points for TV, space for a three piece suite and small dining table. Double doors leading to kitchen.

Kitchen

7' 3" x 10' 11" (2.21m x 3.32m)

Rear aspect room with UPVC door to the garden. Fitted with a range of base and wall units in a white shaker style finish with complementary granite effect counter top, tiled splash back, four burner ceramic hob with separate electric oven-grill and extractor fan over, 1.5 bowl stainless steel sink with drainage board and mixer tap, plumbing for under counter washing machine and space for under counter fridge-freezer.

Bedroom 1

9' 7" x 13' 7" (2.92m x 4.13m)

Front aspect double bedroom with point for TV.

Bedroom two

10' 7" x 10' 8" (3.23m x 3.25m)

Rear aspect double bedroom with point for TV and French doors to garden.

Shower Room

5' 9" x 8' 1" (1.76m x 2.47m)

Rear aspect room comprising electric shower in walk in shower cubicle, WC and wash hand basin, tiled splash back.





EXTERNALLY

Front Garden

Lawned front garden

Rear Garden

Sun trap rear garden with a wide variety of colourful perennials.

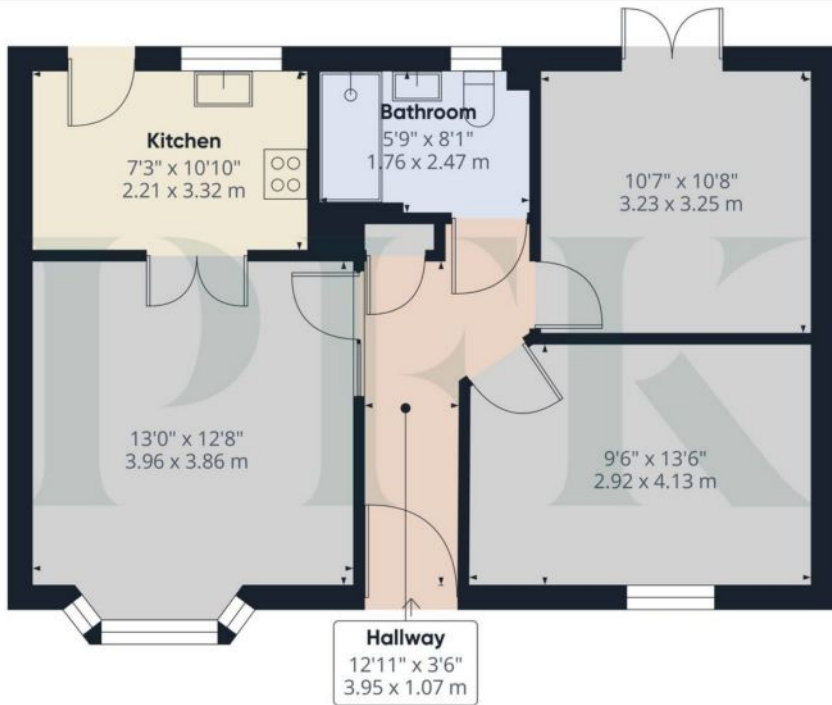
DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage





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Approximate total area⁽¹⁾
612 ft²
56.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

03/04/11/360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Leasehold Information

The property is on a 125 year lease which began on January 1st 1998.

Referrals & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

Shared Ownership Scheme Information

The property is being sold under an over 55's shared ownership scheme with Home Group. 50% of the property is currently available for sale at the purchase price of £130,000. The buyer will be able to purchase up to 75% of the property. CHARGES PAYABLE AS OF 1/4/2025: Rent: £99.83 monthly. Annually: Buildings insurance £396.00 Housing Service Charge: £136.90 Housing Management Fee: £238.56 Total: £1941.46 For full terms and conditions please contact the office.



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