

HUNTERS[®]

HERE TO GET *you* THERE



Fawn Wood Way

Longtown, Carlisle, CA6 5FF

£795 Per Calendar Month



- Newly Built Detached House
- Exceptionally Well Presented Throughout
- Spacious Living Room with Front Aspect
- Three Piece Family Bathroom plus Downstairs WC/Cloakroom
- Off-Street Parking with EV Charging Facilities

- New Development to the Outskirts of Longtown
- Modern Dining Kitchen with Patio Doors
- Three Bedrooms with Master En-Suite Shower Room
- Turfed Rear Garden
- EPC - B

Tel: 01228 580913

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This newly built three-bedroom detached home, complete with gardens, driveway, and EV charger, is pleasantly positioned within a new development on the outskirts of Longtown. Offered on an unfurnished basis, the property is exceptionally well presented throughout and features a modern dining kitchen, spacious living room, three bedrooms, one with en-suite facilities, and a stylish three-piece family bathroom. Externally, there are turfed gardens to the rear and side, along with off-street parking for two cars at the front. Ideal for a range of tenants including couples, young families, and professionals, this property makes an excellent choice for modern living, contact Hunters today to arrange your viewing.

Deposit - £917.

Holding Fee - £183.

Utilities, Services & Ratings:

Central Heating via Air-Source Heat Pump

Double Glazing Throughout

EPC - B

Council Tax Band - TBC (New Build)

Longtown is a thriving town located to the North of Carlisle, on the historic A7 which connects from the English border through to Scotland's capital city, Edinburgh. For the every-day essentials, the town boasts a wide range of amenities including independent shops, convenience stores, garage, take-away restaurants and pharmacy. Additionally, Longtown also benefits from a doctors surgery, Longtown Primary School, village hall and Arthuret Church. For those looking to commute, heading South on the A7 provides direct access back to the Border City of Carlisle, which includes access onto the M6 J44, the A595 and the A69 whereas heading North over the border, the town of Gretna allows access to the A74(M) and A75. For those requiring rail connections, Carlisle Citadel Station is on the West Coast mainline, providing fast and frequent services South to London in around 3hours 23minutes and North to Edinburgh in 1hour 16minutes.

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GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the living room, radiator, stairs to the first floor landing, and a double glazed window to the side aspect.

LIVING ROOM

16'4" x 11'6" (4.98m x 3.51m)

Double glazed window to the front aspect, radiator and an internal door to the dining kitchen. Measurements to the maximum points.

DINING KITCHEN

17'1" x 9'9" (5.21m x 2.97m)

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric oven, electric hob, extractor unit, one bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, space for a fridge freezer, radiator, internal door to the WC/cloakroom, double glazed patio doors to the rear garden and a double glazed window to the rear aspect.

WC/CLOAKROOM

6'2" x 5'11" (1.88m x 1.80m)

Two piece suite comprising a WC and pedestal wash hand basin. Radiator, under-stairs cupboard and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms and family bathroom, loft-access point and a double glazed window to the side aspect.

BEDROOM ONE & EN-SUITE

Master Bedroom: (12'5" x 10'6")

Double glazed window to the rear aspect, radiator and an internal door to the en-suite.

En-Suite: (6'2" x 4'2")

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower. Part-tiled walls, radiator, extractor fan and an obscured double glazed window.

BEDROOM TWO

9'10" x 7'0" (3.00m x 2.13m)

Double glazed window to the front aspect, radiator, and a cupboard housing the water tank.

BEDROOM THREE

10'4" x 9'8" (3.15m x 2.95m)

Double glazed window to the front aspect, radiator, and an over-stairs cupboard. Measurements to the maximum points.

FAMILY BATHROOM

7'2" x 6'2" (2.18m x 1.88m)

Three piece suite comprising a WC, pedestal wash basin and bathtub. Part-tiled walls, radiator, extractor fan and an obscured double glazed window.

EXTERNAL:

Driveway & Side Garden:

To the front of the property is a tarmac driveway, allowing for off-street parking for two vehicles along with the addition of an EV charger situated on the side elevation wall. To one side of the property is a turfed garden, with an access gate to the rear garden to the other side.

Rear Garden:

To the rear of the property is an enclosed garden, fully turfed and including a small area of paving and an external cold water tap.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - storming.mugs.cost

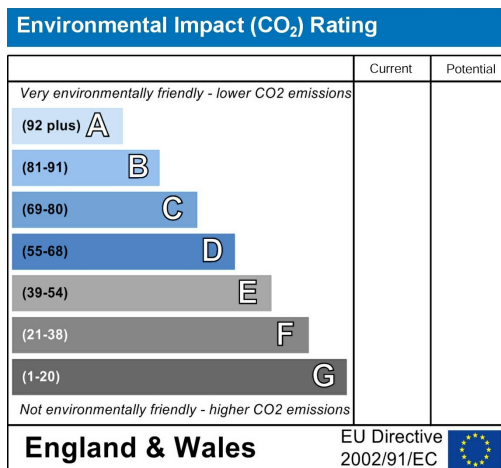
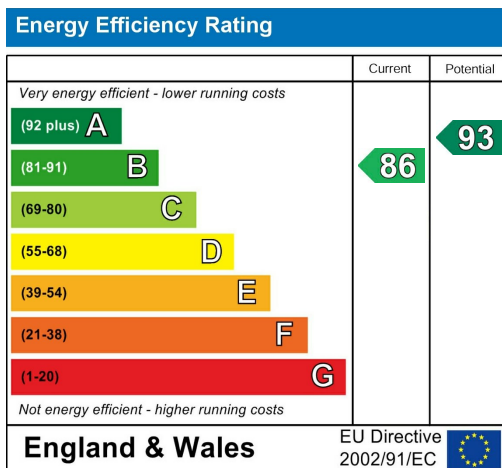
Floorplan







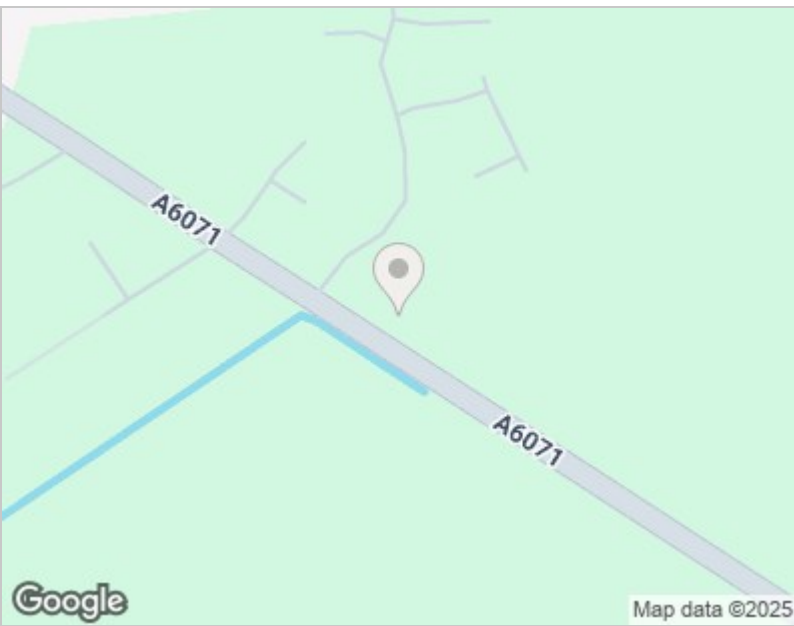
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Lettings Office on 01228 580913 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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