



**HACKNEY
& LEIGH**

Keswick

Offers over £175,000

Fell View Lodge, 13 Burnside Park, Underskiddaw, Keswick, CA12 4PF

A detached one bedroom traditional style holiday lodge most conveniently situated on a pleasant site with delightful rural views to the fells at the ever popular Burnside Park located on the outskirts of Keswick and close to Skiddaw and Latrigg. The site is open all year round.

Quick Overview

Traditional style one bedroom holiday lodge
Pleasant position within a private park on the outskirts of Keswick
Delightful rural views to the fells
Close to Skiddaw and Latrigg
Open plan living room and fitted dining kitchen with appliances
Decked external balcony
Garden and on-site parking spaces
Site open all year round
Customer choice 2024 with Cottages.com
Viewing highly recommended

Property Reference: KW0341



1



1



1



F



Superfast
39Mbps



2



Living / Dining Room



Living / Dining Room



Kitchen



Bedroom

Accommodation

Ground Floor:

Open Plan Living Room / Dining Kitchen With electric fire and wood surround, electric heater, double French doors leading to external decked balcony with seating / dining space, fitted base and wall units, sink unit with pillar taps, integrated oven, hob, extractor unit, plumbing for washing machine and dish washer, built in storage cupboard.

Bathroom With WC, wash hand basin, bath with shower over, heated towel rail. Built in airing cupboard.

Bedroom With electric heater, built in wardrobes.

Outside:

Decked balcony with seating / dining space and on-site parking for two vehicles.

Services Mains water, electricity and drainage.

Tenure Leasehold 150 years from 1 April 2000.

Service Charge We are advised that the service charge currently amounts to approximately £670 per quarter to cover maintenance of the park, council tax and water.

Directions From Keswick town centre proceed to the A591 towards Applethwaite and turn immediately right and then right again which will lead you into the Burnside Park entrance. Take the first left and the lodge is situated on the left

Viewings By appointment with Hackney & Leigh's Keswick office.

Price Offers over £175,000 are invited.

Anti Money Laundering: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. VAT).



Living / Dining Room

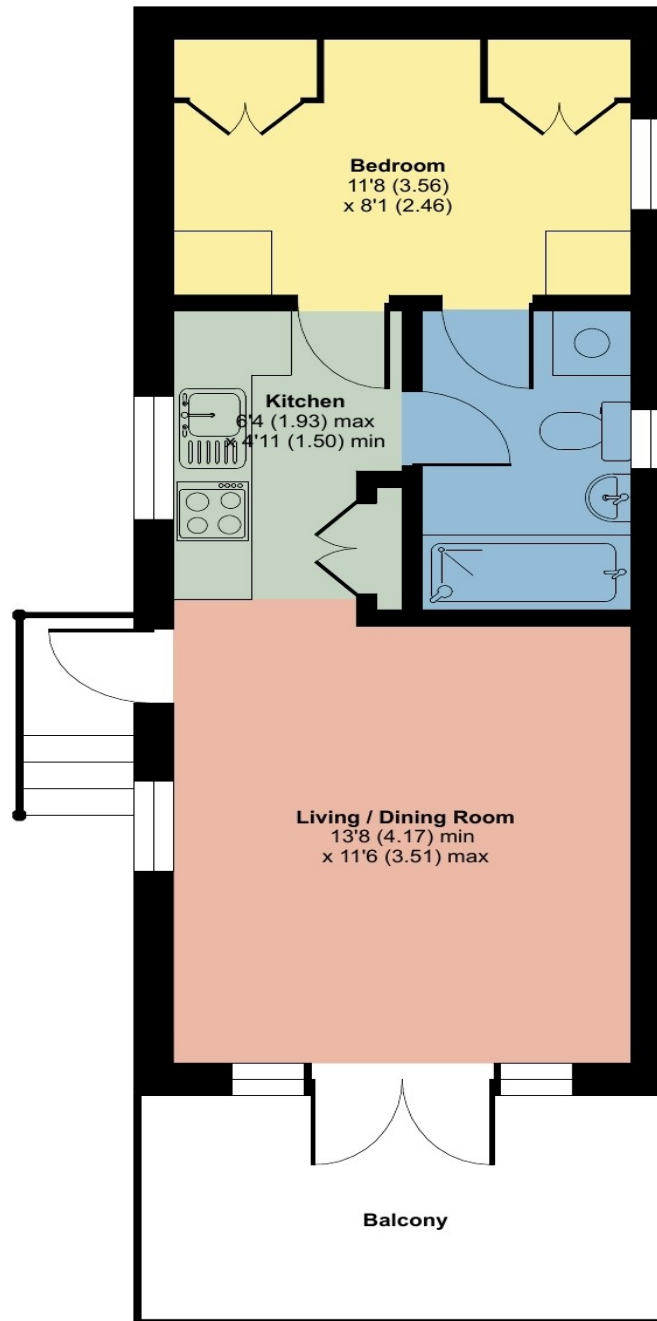


View

13 Burnside Park, Underskiddaw, Keswick

Approximate Area = 373 sq ft / 34.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1104458

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 28/03/2024.

Request a Viewing Online or Call 01768 741741