



## Coniston

£225,000

10 St. Martins Court, Coniston, LA21 8HZ

10 St. Martin's Court can be found in the bustling Lake District village of Coniston, and would make a fantastic home for first-time buyers. This three bedroom end-terraced house enjoys a superb central location, with just a short walk to a range of local amenities.

Local occupancy conditions apply - please contact the office for further details.

### Quick Overview

Fantastic location near the village centre  
3 bedroomed end terraced house  
Perfect as a first home  
Lake District walks from the doorstep  
Close to local amenities  
Low maintenance garden  
Local occupancy conditions apply  
Private parking  
No chain  
Superfast Broadband available



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Superfast  
Broadband  
Available



Private  
Parking

Property Reference: AM4186



Front Elevation

The front garden to Number 10 is gravelled with a path leading up to the front steps. Entering the property through the front door, you will find the breakfast kitchen, with laminate flooring and part-tiled walls, and space for a dining table or breakfast bar. The kitchen features glossy white wall and base units, with wood-effect laminate countertops and an inset stainless steel sink. The range of integrated appliances include a Logik oven, Zanussi 4 ring induction hob and a cooker hood over.

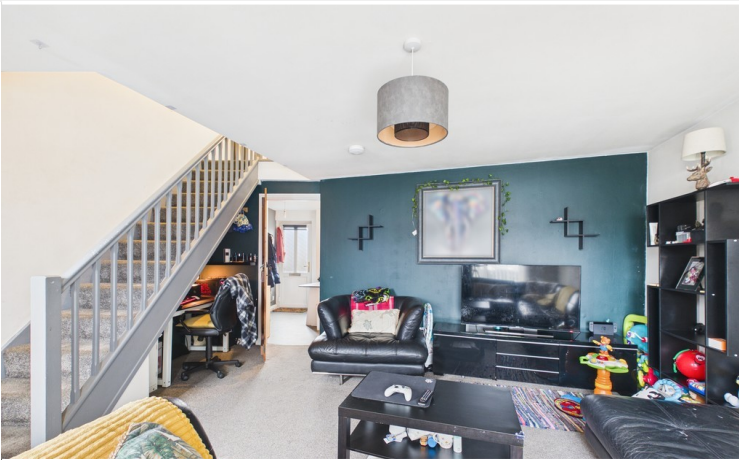


Kitchen

Leading on from the kitchen is the spacious living room, which benefits from a large sliding door, allowing access to the back of the property and the private parking space. Useful space under the stairs provides potential storage room.

Stairs lead to the open first floor landing, from which you can access the three bedrooms and family shower room. Bedroom 1 enjoys glimpses of the fells from the window, and features an alcove that is perfect for additional storage or a built-in wardrobe.

Bedroom 2 is currently used as a double room, with pleasant views from the window, and also benefits from alcove storage space. Bedroom 3 could be used as a small bedroom or child's nursery, or alternatively a useful home office.



Living Room

The three piece shower room can also be found on the first floor, and is part-tiled. The shower room includes a Triton shower in the corner unit, a vanity wash hand basin, WC, chrome heated towel rail and an extractor fan.

The rear courtyard is partially gravelled with a small patio, and the surrounding fencing provides privacy. The property also benefits from a private parking space.

### Accommodation (with approximate dimensions)

Kitchen 8' 8" x 16' 3" (2.64m x 4.95m)

Living Room 15' 9" x 15' 8" (4.79m x 4.78m)

First Floor Landing

Bedroom 1 17' 0" x 9' 0" (5.19m x 2.75m)

Bedroom 2 9' 8" x 4' 4" (2.96m x 1.32m)

Bedroom 3 6' 9" x 5' 4" (2.06m x 1.63m)

Shower Room



Living Room

## Property Information

**Tenure** Freehold

**Council Tax** Westmorland and Furness Council - Band C

**Services** The property is connected to mains water, electricity and drainage, and uses electric heating.

**Broadband** Superfast Broadband available - Openreach Network

**Mobile Services** Likely service from EE, Vodafone, Three and O2.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Directions** On entering Coniston from Yewdale Road continue through the village over the bridge passing the petrol station which is on the left. Bear next left into Lake Road and immediately left again into St Martins Court. No.10 can be found tucked away in the corner of this cul-de-sac.

**What3Words** ///reckoned.award.brushing

**Anti-Money Laundering Regulations (AML)** 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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



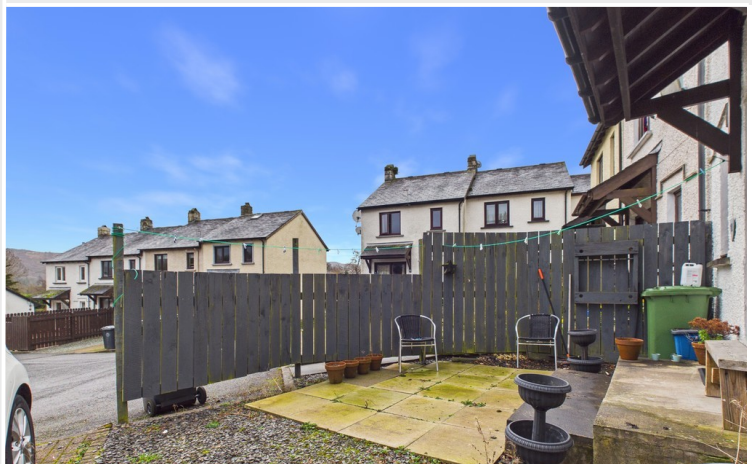
Bedroom 1



Bedroom 1



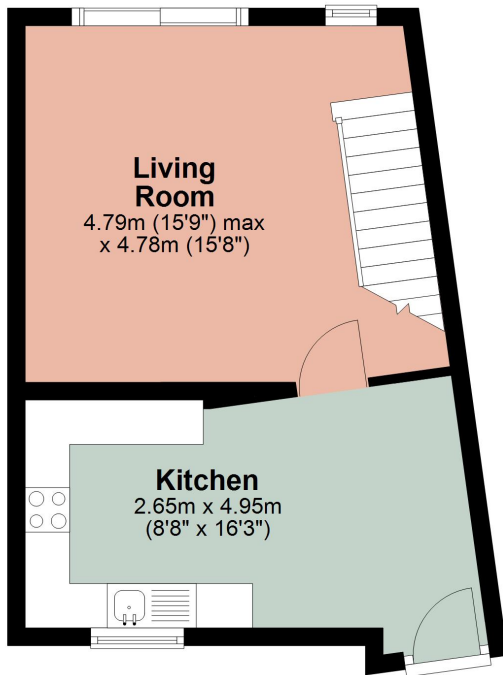
Bedroom 2



Rear Courtyard

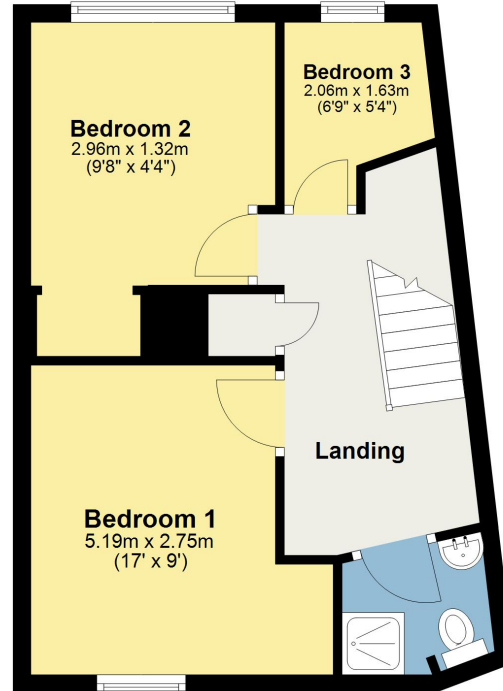
## Ground Floor

Approx. 32.2 sq. metres (346.9 sq. feet)



## First Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



Total area: approx. 68.1 sq. metres (733.0 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

**10 St. Martins Court, Coniston**

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