



**Two Bedroom Cottage**

**Supplied Part-Furnished**

**Popular Market Town**

**Central Location**

**Off Street Parking**

**Freshly Decorated**



**3 Bank Court**  
Brampton, CA8 1SE

**Monthly Rental Of**  
**£700**

Cosy Cottage in the popular market town of Brampton. Supplied part-furnished with two double bedrooms. Brampton is approximately 9 miles East of Carlisle, with a range of local amenities including shops, public houses, schools, church and a monthly farmer's market. The surrounding area has a host of popular destinations such as: Hadrian's Wall, Talkin Tarn, Gelt Woods, Lanercost Priory and Brampton Golf Club. As well as good road access, Brampton benefits from a regular bus service and a train station. The freshly decorated accommodation briefly comprises: Entrance Hallway, two double bedrooms and bathroom. To the first floor is a spacious fitted kitchen with dining area. Living Room with ornamental feature fireplace. Outside: Off-street parking space. Gas central heating.

**Entrance Hallway** 7' 5" x 8' 1" (2.27m x 2.46m) + 8' 0" x 2' 9" (2.43m x 0.85m)

with wood effect floor and carpet. Half landing. internal doors to both bedrooms and bathroom. Stairs to first floor. Coat hooks

**Living Room** 11' 11" x 13' 1" (3.64m x 3.98m)

Cosy Living Room on the first floor with dual aspect to the front and rear of the property. Ornamental feature fireplace. Internal door to Kitchen.

**Kitchen/Diner** 13' 1" x 11' 11" (3.98m x 3.64m)

fitted kitchen with a range of floor and wall units. Complimentary worktops. Built-in oven and hob with extractor overhead. Washing machine. Fridge. Walk-in storage cupboard. Wood effect flooring. Internal door to Living Room. Stairs from ground floor. Space for table and chairs. Ceiling mounted clothes airer.

**Bedroom 1** 16' 2" x 9' 3" (4.93m x 2.83m)

Spacious double bedroom overlooking the front of the property. Ground floor. Wood effect flooring.

**Bedroom 2** 11' 8" x 8' 4" (3.56m x 2.53m)

Smaller double bedroom overlooking the front of the property accessible from the hallway half-landing.

**Bathroom** 7' 5" x 7' 5" (2.25m x 2.26m)

featuring corner bath with shower over. Toilet, sink, and towel radiator. Bathroom cabinet. Cushion flooring and part-tiled walls.

**Outside**

Allocated parking space in secluded courtyard.

**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)

3, Bank Court  
Main Street  
BRAMPTON  
CA8 1SE

Energy rating

D

Valid until: 19 August 2024

Certificate number: 0006-2805-7385-9394-8691

Property type

Mid-terrace house

Total floor area

82 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) (<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 D. It has the potential to be B.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 56   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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