



## 11 Millbanks Court Nepgill Park, Bridgefoot, CA14 1WB

**£64,995**

Detached Two-Bedroom Park Home with Garden, Garage, and Drive – Millbanks Court, Bridgefoot

This delightful detached park home offers two bedrooms and plenty of living space, complemented by a garden, single garage, and driveway. Situated within Millbanks Court, part of the popular Nepgill Gill Park development, the property enjoys an abundance of wildlife and a beautiful communal area on the edge of woodland.

Bridgefoot provides excellent access to both Cockermouth and Workington for shopping and leisure, while the Lake District National Park and the coast are just a short drive away.

The accommodation is comfortable and spacious, comprising a kitchen, lounge/dining room, conservatory, two bedrooms, and a bathroom. The property is surrounded by small gardens, with the added benefit of driveway parking and a garage.

This is a charming and inviting home – a must-see for anyone looking for a peaceful yet convenient location.



## THINGS YOU NEED TO KNOW

Gas central heating - new boiler installed within the last 2.5 years

Double glazing

New consumer unit fitted within the last 2.5 years

-UPVC double glazing.

-Monthly sewage fee of £8.86 is payable to the park owner and is reviewed annually and calculated on previous years costs.

-Monthly pitch fee is £171.09 and is reviewed annually (due April 2025) in line with CPI. With park homes, you purchase the home and rent the plot upon which it is sited; this fee is referred to as a pitch fee.

-Nepgill Park has a fully residential site licence with planning permission granted in perpetuity.

-Homeowners have security of tenure and the right to sell their home on the open market

-It is not possible to get a mortgage for this type of property.

- Please view the park rules and site licence conditions at [www.nepgillpark.com](http://www.nepgillpark.com)

## ENTRANCE

The property is accessed via steps to the front door, which gives access into:

## KITCHEN

10'2" x 9'6" (3.10 x 2.92)



Fitted with a range of base and wall units in white, with black laminate worktop over and white ceramic tiled splash back. Includes oven, 4-ring hob, 1 ½ bowl stainless steel sink, plumbing for washing machine and space for a fridge. Wood effect flooring, coving and window overlooking the front.

## LOUNGE/DINER

19'7" x 14'6" (5.97 x 4.44)



With two walls clad in pine; wood burning stove on hearth with tiled surround and a brick fireplace. Bay window to the side and window to the front. Television and telephone points. Part glazed door leads into:

## CONSERVATORY

8'4" x 7'10" (2.56 x 2.40)



Windows to three sides; door to the rear; polycarbonate modular roof.

## INNER LOBBY

With coving. Giving access to both bedrooms and the bathroom. Cupboard with coat hooks.

## BEDROOM 1

10'2" x 9'7" (3.11 x 2.93)



Double room to the front with a range of built in white wardrobes, including mirror and dressing table area. Coving.

## BEDROOM 2

9'7" x 8'7" (2.93 x 2.63)



To the rear, fitted with bunk beds and incorporating wardrobes with dressing table area and mirror. Coving. Aspect to the side.

## BATHROOM

6'5" x 5'5" (1.97 x 1.67)



Fitted with bath and electric shower over, washbasin and WC set into vanity unit with tiled splashback. White ladder style radiator; frosted window to the rear and cupboard with shelving, housing gas boiler.

## GARDEN



A path surrounds the property with small garden areas to all sides.

## PARKING AND GARAGE

Parking for one car on the drive, which leads to a single garage.

## SITE GARDENS



The property sits on the edge of the wildlife pond and gives access to a bench and picnic area. A fabulous place to enjoy the peace and tranquilly of the location, along with the wildlife.

## DIRECTIONS

The property is best approached from Cockermouth along the A66 towards Workington. Take the left turn signposted Brigham and follow the road through Broughton Cross and towards Bridgefoot. Nepgill Park is on the left hand side and Millbanks Court signposted from the entrance.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

## SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and

expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## **MORTGAGE ADVICE**

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

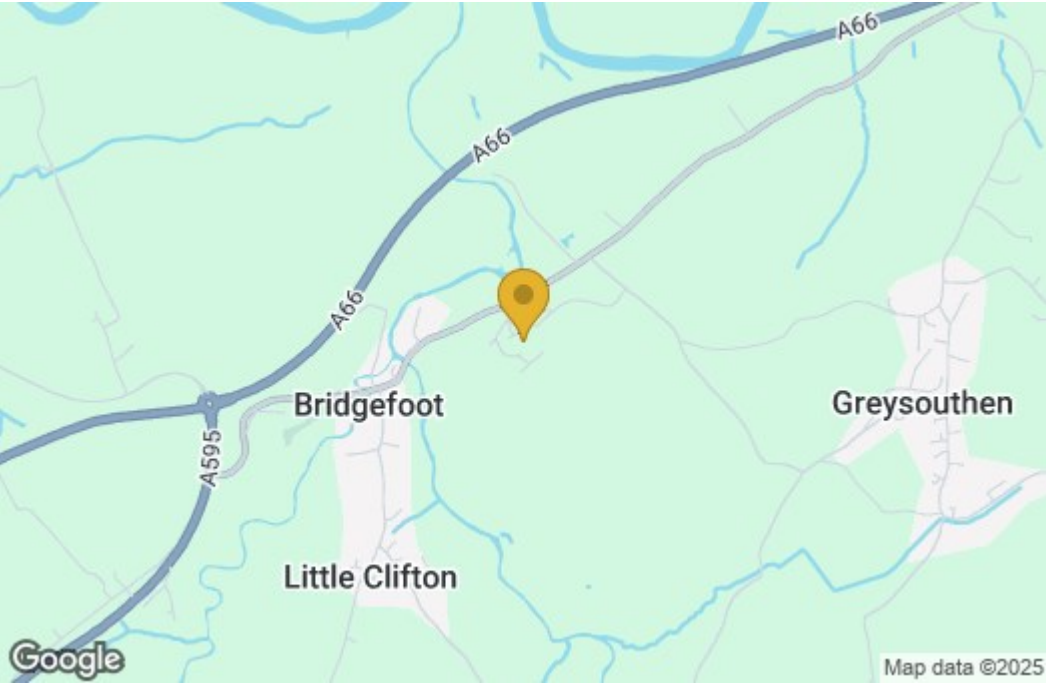
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

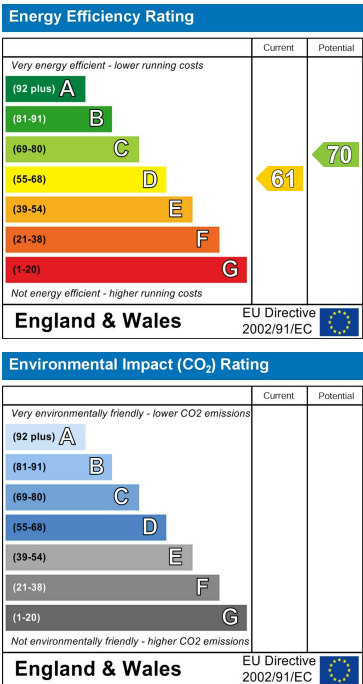


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.