



10 LINGMELL COURTYARD, SEASCALE, CUMBRIA, CA20 1HQ
RENT £525.00 PER MONTH

A three storey, end terrace property forming part of this stunning Edwardian House. Accommodation comprises of entrance hall, living room, kitchen, two bedrooms and bathroom to first floor and a further loft bedroom with en-suite to second floor. All Lingmell Court properties have the benefit of off road parking (not allocated) and use of the surrounding gardens that are maintained by the landlord. Seascale is a popular coastal village that offers more local amenities than many other local villages, it benefits from a train station, a sandy beach and is within short commute distance to employers at the Sellafield Sites.

DEPOSIT from £525.00

RESTRICTIONS: - No Pets. No Smokers. No DSS.

Tenancy Application Fees apply & start from £95. Please contact your local branch for a full breakdown

Ground Floor

Entrance Hall

Accessed via a solid wood door leading into hall with tiled flooring, window facing front, under stairs store cupboard, radiator, staircase to first floor and doors to rooms.

Kitchen

9' 11" x 8' 1" (3.02m x 2.46m)

Fitted with a range of base and eye level units with contrasting worktop and complementary tiled splash back incorporating sunken stainless steel sink, electric oven with electric hob over and chimney extractor above, space for washing machine and fridge freezer, window facing front, tiled flooring, wall mounted central heating boiler, radiator and down lighting.

Living Room

14' 11" x 13' 6" (4.55m x 4.11m)

With window bay facing rear and French doors leading out, window facing side, wood flooring, radiator.

First Floor

Landing

Window to side, radiator, doors to rooms access to staircase to second floor.

Bedroom 1

14' 10" x 8' 2" excludes bay (4.52m x 2.49m excludes bay)

Window bay to rear, window to side, radiator.

Bathroom

Fitted with bathroom suite comprising of panelled bath with electric shower over, low level WC, pedestal wash hand basin, tiled walls, down lighting, extractor, radiator, vinyl flooring.

Bedroom 2

8' 6" x 8' (2.59m x 2.44m)

Window to front, radiator.

Second Floor

Staircase Access

With windows to front and side, radiator and staircase to second floor.

Loft Bedroom

12' 8" x 14' 11" (3.86m x 4.55m)

With window to side, two roof windows, built-in cupboard, Door to en-suite, radiator, loft access.

En-suite

Double headed panelled, pedestal wash hand basin, low level WC, down lighting, tiled walls, extractor, vinyl flooring, radiator.

Externally

Garden

Lingmell Court benefits from a large shared garden to the rear that all Lingmell Court residents have access to. The gardens are maintained by the landlord and are mainly lawn areas with mature trees and shrubbery.

Parking

All Lingmell Court residents benefit from off road parking to the front of the building. Please note that spaces are not allocated.

Directions

The property is located just off Gosforth Road in Seascale, turning left immediately after the access for Seascale Park and just before entering the more populated area of the village.

Heading out of Whitehaven follow the A595 towards Barrow, passing through Bigrigg, bypassing Egremont, passing Thornhill, through Calder Bridge. Just after the fork left turn for Gosforth, turn right towards Seascale onto Gosforth Road. Continue forward until you begin to enter the village. Lingmell Courtyard is located down a short private lane just off Gosforth Road in Seascale, turning left and immediately right after the access for Seascale Park and into the Courtyard area. 10 Lingmell Courtyard is located on the end of the grand building to your left when facing the property from the car park.

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

CA28 7DP

Tel: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: C



Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
Current	Potential	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		Very energy efficient - lower running costs	
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C		(69 to 80) C	
(55 to 68) D		(55 to 68) D	
(39 to 54) E		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
Not environmentally friendly - higher CO ₂ emissions		Not energy efficient - higher running costs	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

