



# GRISDALES

PROPERTY SERVICES



**19 Nepgill Park, Bridgefoot, Workington, CA14 1YG**

**£59,000**

SITTING PRETTY IN THE CENTRE OF NEPGILL PARK this smashing two bedroomed detached Park Home was constructed by "Terrapin" a well known manufacturer who make high quality properties. Blessed with two double bedrooms, a spacious kitchen, lounge and a modern shower room, this is a great property for permanent use and includes a garden and shed. A lovely quiet development where you really can enjoy the wildlife yet it's handy for Workington and Cockermouth too.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## ABOUT THIS PROPERTY

Electric storage heating  
Double glazing  
Water Rates - Payable to united utilities based on rateable value.  
Site rent- £115.09 pcm  
Sewerage- £8.44 pcm

## ENTRANCE

The property is accessed via a uPVC entrance door with glazing to the side. Leads into:

## INNER HALLWAY

6'9" x 3'2" (2.06 x 0.99)  
Porch leading into large and well insulated cupboard. Dark clad walls and ceiling. Step up and sliding wooden door with double glazed panel leads into:

## LOUNGE/DINING ROOM

13'10" x 9'3" (4.22 x 2.82)



2 X windows overlooking the side; television point; ample space for dining table; doors leading into inner hallway and opening into:

## KITCHEN

9'3" x 8'11" (2.82 x 2.72)



Well fitted with a practical range of base and wall units in cream with wooden trim handles and beige laminate work surface over. Includes space for electric oven (double Zanussi electric oven in black and white and an Amica fridge/freezer to be included in sale). Window overlooking rear; frosted glazed door to rear. Louvre fronted cupboard provides storage and water heater.

## INNER LOBBY

Access to loft; coathooks; doors leading into both bedrooms and bathroom.

## BEDROOM 1

9'3" x 8'9" (2.83 x 2.67)



Double room with aspect to the rear.

## BEDROOM 2

9'1" x 7'1" (2.78 x 2.16)



Spacious single room with aspect to rear; a good range of freestanding cupboards, in wood effect/grey laminate, with hanging space and shelving.

## SHOWER ROOM

6'6" x 5'6" (2.00 x 1.70)



With small white wash basin set into white fronted cupboard with chrome mixer tap; grey ceramic tiled splashback; low level wc; walk-in shower with double base and clear sliding door; wall mounted Aqua Heatstore shower with attachments in chrome; fitted around shower with grey perspex panelling for ease of maintenance.

## EXTERNAL



Parking is on the road/driveway to the front. The Pitch to the side is lawn. To the rear is a new shed (included in sale). Access from back door via concrete/paved path; small lawn area; paved area for bin storage.

## DIRECTIONS

From Cockermouth take the A66 in a westerly direction and at the Broughton/Brigham turn, turn left signed to Brigham, pass Brigham School and go through Broughton Cross. Proceed towards Bridgefoot and there is a drive to Nepgill Park on the left hand side. Drive up here and the property can be found on the left hand side.

## NEPGILL PARK CHARGES

The pitch fee to Nepgill Park is £115,09 per calendar month and the sewage charge is £8.44 per calendar month. The next review date for both is April 2022.

## COUNCIL TAX

We have been advised by Allerdale Borough 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.

## **COVID-19 VIEWING GUIDELINES**

· VIEWERS will be asked to complete a brief health questionnaire before we can confirm any appointment. You will be given an allocated time slot and will not be able to enter before this time.

· VIEWERS are asked to restrict the number of people entering the property to a maximum of 2 who must be from the same household.

· VIEWERS are asked to wear gloves (masks recommended) whilst in the property.

· THE AGENT will call the VENDOR with their expected arrival time. Before the viewing, the VENDOR should open all internal doors and external doors.

· The VENDOR will be asked to leave the property whilst the viewing takes place. You may be in the garden or, if you need to remain in the house, please ensure you maintain the required

minimum 2 metre distance at all times.

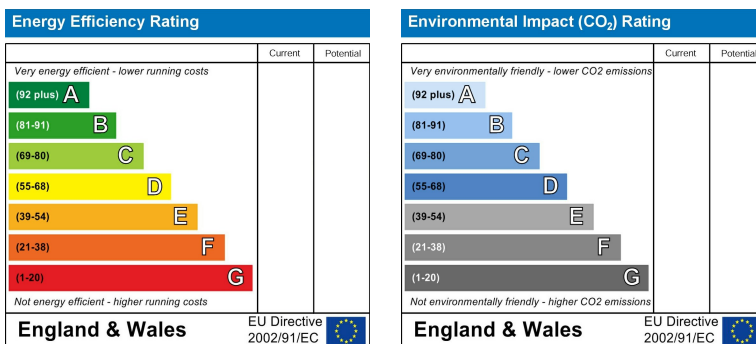
· The VIEWING will take no more than 15 MINUTES. Please do not touch anything inside the property. Any questions you may have can be answered after the viewing once you are outside of the property. .

The VENDOR should wipe down any surface, including door handles, with usual household cleaning products.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.