



1 Hellens Court

Coniston, Cumbria, LA21 8DS

£1,100 Per Calendar Month (Holding Deposit May Apply)

1 Hellens Court

Coniston

Hellens Court forms part of a small but select cul-de-sac in a prime central location only a stones throw from the village centre, which has a wide variety of amenities including shops, restaurants, cafes and public house. The village also benefits from a choice of churches and both primary and secondary schools. Coniston is most famous for its connections to Donald Campbell and John Ruskin.

The property is a modern three bed semi-detached town house which offers generously proportioned accommodation throughout. Available imminently 1 Hellens Court boasts spacious living room, dining room and sun room/conservatory. Completing the ground floor is a separate modern fitted kitchen (appliances negotiable). On the first floor the landing offers views towards Coniston Old Man and provides a useful storage/airing cupboard with shelving. There are three well proportioned bedrooms (one with fitted furniture) all offering fantastic views over the surrounding hill tops. Finally a recently installed, modern three piece shower room. Externally there is off street parking, low maintenance front garden, enclosed rear garden/patio and detached garage with power & light.



Accommodation

Private entrance from driveway leading into

Hallway

Wood laminate flooring with neutral decor.

Living Room

16'2" x 13'2"

A spacious room with neutral decor and carpeted, under stairs walk in storage cupboard and feature fire place with surround.

Dining Room

10'11" x 8'10"

Decor and carpets continue from the living room with a sliding UPVC double glazed door leading into:

Sun Room/Conservatory

7'11" x 7'10"

UPVC structure with door providing access to the rear garden and garage/driveway.

Kitchen

10'11" x 7'0"

A modern kitchen comprising of wall, drawer and base units with laminate works tops, stainless steel sink and drainer unit. Kitchen appliances include an electric oven, gas hob, automatic washing machine and free standing fridge/freezer. Decor is neutral and with vinyl flooring.

Landing

UPVC double glazed window offering views of Coniston Old Man. Airing cupboard and loft hatch.

Master Bedroom

14'0" x 9'1"

A good size double room located at the rear of the property with fitted wardrobes, chest of drawers, bed side cabinets and corner desk.

Bedroom Two

13'2" x 9'11"

An alternative double room to the master with views towards Coniston Old Man and other surrounding fells.

Bedroom Three

9'10" x 6'10"

A good size single room looking directly over Coniston Old Man.

Outside

To the front of the property there is a low maintenance garden with an off street parking space. At the rear is an enclosed rear garden & patio which could provide additional off street parking. Added benefit is the detached garage with up and over door (from the drive), power points and ceiling lights. Garage is ideal for storage or to be used as a utility room.

Directions

From Ambleside head out on the A593 to Coniston, on entering the village turn second left prior to the fire station into Hellens Court.

Services

Mains electric & water. Gas central heating.

EPC

C

Council Tax

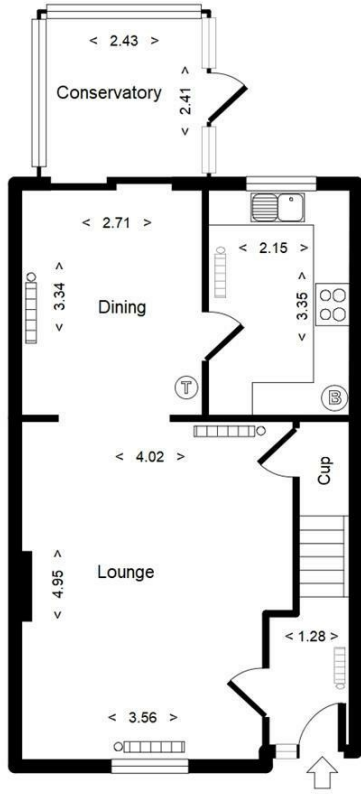
Council Tax Band = D - £2,062.32 PA

Any Other Information

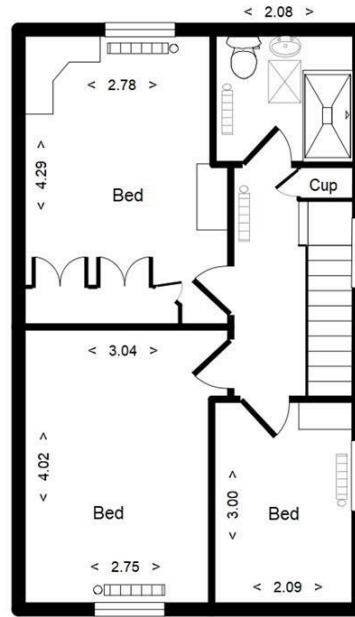
A holding deposit, no more than 1 week's rent is payable per tenancy. Please ask agent for further details.
Property available part or un-furnished



1 Hellens Court, Coniston, LA21 8DS
 Total Area = 81 Sq. Metres



Ground



First



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

