GRISDALES
PROPERTY SERVICES

15 Millbanks Court, Workington, CA14 1WB

£100,000

Located within the centre of Millbanks Court yet with a super outlook over the meadow from the rear of the property is this smashing three bedroomed park-home.

Having been well maintained and loved over the years it offers some great space internally including a large kitchen with a huge range of cupboards, a spacious lounge as well as three bedrooms and a bathroom – there's also the advantage of off road parking for two cars and a single garage. The surrounding gardens are pretty and larger than expected and offer a great mix of paving and delightful planting.

Millbanks Court forms part of the Nepgill Park development and is located mid way between Cockermouth and Workington with easy access to the coast and Lake District. It's known for its peace and quiet and if you're a nature lover it's certainly the place to be!

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | **T:** 01900 829 977 | **E:** cockermouth@grisdales.co.uk

WHAT YOU NEED TO KNOW

Electric Heating - installed 2022/2023
Double Glazing
The property has been professionally insulated in recent times
The chassis and underfloor were inspected in 2019 - documentation available

Electric heating.
-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 £199.20 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

ACCESS

The property is accessed via steps which lead to the front upvc door which gives access directly into the lounge/diner.

LOUNGE/DINER

13'4" x 19'7" (4.07 x 5.99)

A lovely light and airy room with windows to the front and side. Coving, television point and fireplace with alcove and natural wood mantlepiece over. Built in shelving.

INNER HALLWAY

With cupboard

KITCHEN

13'2" x 9'7" (4.03 x 2.94)

Fitted with an extensive range of base and wall units in cream with laminate worktop over and including stainless steel sink unit, space for electric cooker, plumbing for washing machine and space for two further appliances. Large window to side and upvc door leading to a small rear lobby with further door to the side steps.

BEDROOM 1

6'5" x 5'5" (1.97 x 1.66)

Double room to the side/rear with range of built in wardrobes.

BEDROOM 2

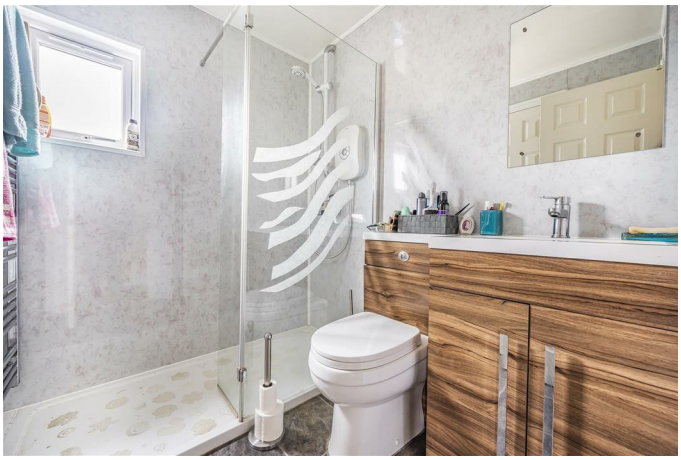
9'7" x 9'6" (2.94 x 2.92)

Double room to the rear with built in cupboard

BEDROOM 3
6'5" x 8'2" (1.98 x 2.51)

Single room to the side with built in cupboard

SHOWER ROOM
6'5" x 5'5" (1.97 x 1.66)



Fitted with walk in shower with patterned screen and wall mounted electric shower. Wash basin and w.c. set into walnut effect vanity unit. Fitted throughout with waterproof panelling and including chrome ladder style radiator. Window to the side.

PARKING AND GARGE

There is a brick paved drive to the side which can accommodate 2-3 cars and this leads to a single garage with storage space in the roof void.

GARDENS

The property stands on a good sized plot which is south facing to the side and has a brick paved path all round. There's an area to the front with shrubs, paving to the side and shrubs to the rear along with a small patio/bin store.

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

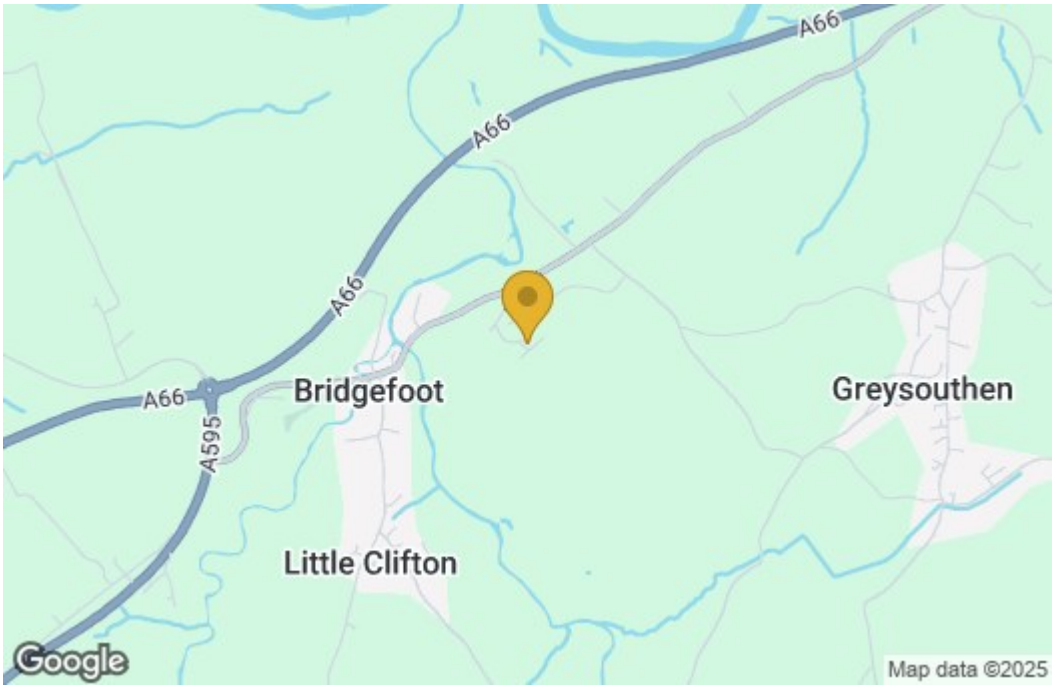
If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

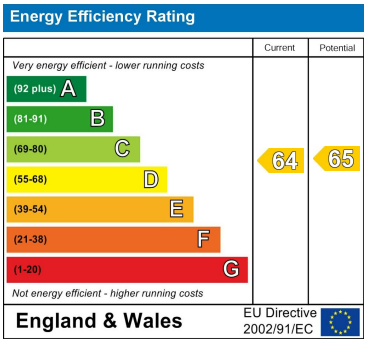
We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all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

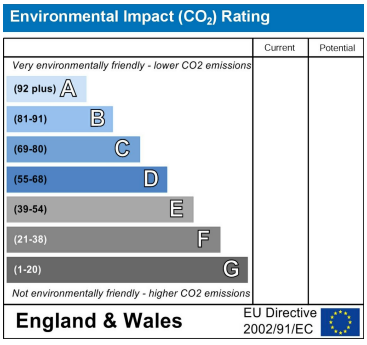
Floor Plan

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.