



## **Terne House Talkin, Brampton, CA8 1LE**

**Offers in the region of  
£265,000**

Vicinity Homes are delighted to offer to the market this deceptively spacious, detached dormer bungalow situated within the popular village of Talkin. The village is located approximately three miles South of Brampton, boasts a popular Public House and has great access to Talkin Tarn. Local amenities can be found in Brampton and access onto the A69 towards Newcastle & Carlisle. The accommodation briefly comprises of an entrance hallway, spacious dining kitchen, lounge with patio doors, ground floor double bedroom, modern shower room and a side porch. To the first floor there are two good sized bedrooms. The property also benefits from double glazing, oil central heating, shillied on site parking and gardens surrounding the bungalow. Viewing of this spacious detached home is essential to fully appreciate the accommodation on offer. The property is offered to the market with no onward chain.

### Directions

From Brampton head out on the B6413 towards Talkin Tarn & Brampton Golf Club. Once you have passed the turning for Talkin Tarn & The Golf Club, turn left where signposted for Talkin. Continue on this road. Before entering the middle of the village, you turn right up a side road and the property is situated on the right hand side. It can be identified by our "For Sale" sign.

### Entrance Hallway



Approached by a door to front, incorporating two double glazed windows to front, radiator, two built in storage cupboards and stairs to the first floor.



### Lounge 12'10" x 18'11" (3.937m x 5.771m)



Incorporating double glazed patio doors to side, double glazed window to rear, double glazed window to side, radiator, wood flooring, coving to the ceiling and under stairs storage cupboard.



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

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### Dining Kitchen

An open plan dining kitchen.

**Kitchen Area 15'9" max x 15'10" max x 7'9" min (4.811m max x 4.832m max x 2.364m min)**



Incorporating a range of fitted wall and base units with complementary work surface over, oven point and cooker hood over. Space for a fridge/freezer, integrated dishwasher, plumbing for a washing machine and 1.5 sink unit with mixer tap. Double glazed window to front, radiator, wooden flooring, inset ceiling lights, loft access and door to rear.

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**Dining Area 11'11" x 8'7" (3.638m x 2.635m)**



Incorporating a double glazed window to rear, radiator, wooden flooring and inset ceiling lights.





**Side Porch 6'2" max x 5'5" max (1.884m max x 1.656m max)**  
Incorporating a door to front and tiled floor.

**Bedroom One 11'5" x 9'10" (3.498m x 3.020m)**



A double bedroom incorporating a double glazed window to side and a radiator.



**Shower Room 7'10" x 7'6" (2.400m x 2.303m)**



Incorporating a modern three piece suite comprising of a walk in double shower cubicle, wash hand basin and WC. Double glazed obscured window to front, radiator, heated towel rail, tiling to all walls, panelled ceiling, inset ceiling lights and extractor fan.



**First Floor Landing**  
Incorporating loft access.

**Bedroom Two 13'7" x 12'10" (4.163m x 3.925m)**



A double bedroom incorporating a double glazed window to rear, two double glazed skylights to side and a radiator.



**Bedroom Three 10'8" max x 7'5" min x 12'10" (3.275m max x 2.283m min x 3.933m)**



Incorporating a double glazed window to front, double glazed skylight to side and a radiator.



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## Outside



The property is approached by a shillied on site parking space with a gated leading to the side garden and a further shillied parking area. The side garden also has a patio seating area, lawn area, outside tap, outside power point and two out buildings for storage. There is gated access to the rear of the property which has a shillied courtyard area with flower and shrub beds. There is further gated access leading to the other side of the bungalow which has a lawn area, outside power point and gated access to the front of the property.



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## Floor Plan



## Free, No Obligation Valuation

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Please note, the floor plan is not to scale and should be used for illustrative purposes only.

## EPC Band E

<https://find-energy-certificate.service.gov.uk/energy-certificate/9444-2870-6307-9426-1765>

## Council Tax

The property is in Council Tax Band A.

## Tenure

The property is Freehold.

## Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk).

## Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.

Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

## Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

## Mailing List

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk).

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