



Modern Build Semi-Detached House

Three Bedrooms

Front & Rear Gardens

Local Amenities Nearby

Driveway Parking

Energy Performance Rating 'C'



1 Newtown Meadows
Carlisle, CA2 7GU

Monthly Rental Of
£700

A modern 3 bedroom semi-detached house situated just off Newtown Road. Conveniently located for access to Carlisle City Centre, the A595 for West Cumbria and North Carlisle. The Cumberland Infirmary is within walking distance and there is a regular bus service nearby. The property benefits from double glazing and gas central heating, briefly comprising: Entrance hallway with Cloakroom, modern fitted Kitchen with appliances and open plan dining area. Living Room with patio doors to rear garden. Upstairs: 2 double bedrooms and 1 single bedroom. Contemporary bathroom featuring bath with shower over. Outside: front garden with driveway parking. Good size Rear Garden with lawn, patio, shed and fence surround.

Entrance Hall 8' 5" x 4' 4" (2.57m x 1.32m) + 2' 9" x 2' 3" (0.84m x 0.69m)

Entrance with doors to Living Room, Cloakroom and Kitchen. Stairs to first floor.

Outside

Front garden with lawn and bushes with driveway parking. Good size rear garden lawn, patio and fence surround.

Cloakroom 4' 4" x 3' 8" (1.32m x 1.11m)

Featuring handbasin and toilet. Cushion flooring.

Kitchen/Diner 11' 4" x 10' 9" (3.46m x 3.28m) + 7' 5" x 4' 5" (2.26m x 1.34m)

Modern fitted Kitchen with a range of floor and wall units. Complimentary worktops with inset 1 1/2 bowl stainless steel sink. Integrated oven and gas hob with stainless steel extractor overhead. Built-in fridge / freezer. Dishwasher. Cushion flooring. Space for table & chairs. Door to utility cupboard.

Utility Cupboard 6' 11" x 3' 0" (2.10m x 0.92m)

Walk-in understairs cupboard off the kitchen with worktop and washer / dryer. Cushion flooring.

Bedroom 1 10' 10" x 9' 9" (3.31m x 2.97m) + 6' 6" x 4' 5" (1.99m x 1.35m)

Double bedroom with built-in storage cupboard with shelves.

Bedroom 2 10' 4" x 8' 2" (3.16m x 2.49m)

Double bedroom overlooking the rear garden.

Bedroom 3 7' 2" x 7' 2" (2.19m x 2.18m)

Single bedroom overlooking the rear garden.

Bathroom 7' 4" x 5' 7" (2.24m x 1.70m)

Contemporary bathroom comprising pedestal washbasin, toilet, bath with shower over. Glass shower screen. Heated towel rail. Cushion flooring.

First Floor Landing 9' 8" x 5' 7" (2.94m x 1.71m)

Doors to all bedrooms and bathroom.

Terms:

All lets are on an Assured Shorthold Tenancy for an initial term of 6 months unless otherwise stated & subject to eligibility. As part of the application process we will take references and carry out credit checks. To secure a property, one week's rent will be required as a holding deposit which will be held for 15 calendar days (unless otherwise expressly agreed). This amount will be attributed to the first month's rent following the completion of all tenancy documents. Successful applicants will be required to pay 1 month's rent in advance and also a deposit equal to 1 month's rent upon signing the Tenancy Agreement

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

Energy Performance Certificate



1, Newton Meadows, CARLISLE, CA2 7GU

Dwelling type: End-terrace house
Date of assessment: 13 December 2012
Date of certificate: 13 December 2012

Reference number: 8892-7632-0539-8317-8992
Type of assessment: SAP, new dwelling
Total floor area: 79 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,266
Over 3 years you could save	£ 156

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 138 over 3 years	
Heating	£ 819 over 3 years	£ 834 over 3 years	
Hot Water	£ 210 over 3 years	£ 138 over 3 years	
Totals	£ 1,266	£ 1,110	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

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

Current	Potential
80	93

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£25	£ 84
2 Solar water heating	£4,000 - £6,000	£ 72
3 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 666