



Woodend Villas, Tebay, Penrith, CA10 3XA

- Two Bed Mid Terrace
- Living Room
- Kitchen
- Double Glazing
- Village Location
- Complete Renovation Required
- Dinning Room
- Two Bathrooms
- Rear Yard
- Council Tax Band B

£95,000



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DESCRIPTION

Located in Tebay, this is a two bed mid terrace home property that is ready for a complete renovation. The accommodation comprises of; vestibule, living room, open plan to the dining room, kitchen, ground floor shower room, and to the first floor there are two bedrooms and a second bathroom. Outside you will find a yard to the rear with lockable storage and there is a small forecourt to the front.

Suitable for a cash buyer with experience of taking on refurbishment projects. the property is double glazed, and whilst it has radiators the boiler system is not tested and looks in need of renewal.

Tebay has some local amenities including a public house, and it lies 12 miles north of Kendal and 18 miles south of Penrith. Close connections to the M6 and for exploring the Lakes District National Park and the Yorkshire Dales.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact kendal@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.