

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **7 Birch Crescent, Penrith, CA11 8TN**



- **Semi Detached Modern Bungalow**
- **Available Part Furnished**
- **Desirable Residential Area**
- **Living Room, Dining Kitchen, 2 Double Bedrooms + Shower Room**
- **Low Maintenance Gardens to the Front and Rear**
- **Gas Central Heating via a Condensing Boiler**
- **uPVC Double Glazing**
- **EPC Rate - Rate C. Council Tax Band - C**

**PCM £850 PCM**

In the desirable Carleton area of Penrith, 7 Birch Crescent is available to rent part furnished and is a smart, modern semi detached bungalow with accommodation comprising: Entrance Porch, Living Room, Kitchen, 2 Double Bedrooms and a Shower Room. Outside there is a low maintenance Front Garden and enclosed Rear Garden. the property also benefits from uPVC Double Glazing and Gas Central Heating

### **Location**

From the centre of Penrith, head South on King Street which becomes Victoria Road. At the traffic lights, fork left into Roper Street which becomes Carleton Road. Drive up the rise and turn left into Oak Road. Take the first right into Birch Crescent, number 7 is on the left, at right angles to the road.

### **Amenities**

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water, drainage, gas and electricity are connected to the property. Council Tax Band C

### **Fees**

On signing the tenancy agreement you will be required to pay:

Rent £850

Refundable tenancy deposit: £980

#### **FEES DURING YOUR TENANCY:**

TENANCY AMENDMENT FEE, where requested by the tenant - £48 (inc. VAT)

EARLY TERMINATION OF TENANCY, where requested by the tenant - £480 (inc. VAT)

Plus an rent due under the terms of the signed tenancy agreement

DEFAULT FEE - replacement of lost key/security/safety devices - £48 (inc. VAT)

Plus any actual costs incurred

DEFAULT FEE – unpaid rent - 3% over base

for each date that the payment is outstanding and applies to rent

which is more than 14 days overdue

Applications will not be processed until the property has been viewed and we have received proof of ID:

A passport or driving licence together with proof of current address in the form of a utility bill or bank statement (under 3 months old)

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### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

### **ACCOMMODATION**

## Entrance

Through a uPVC double glazed door to the:

## Porch

There is a uPVC double glazed window to the side. A floor cupboard houses the gas and electric meters and the MCB consumer unit. A part glazed door opens into the;

## Living Room 13'11 x 11'10 (4.24m x 3.61m)

A living flame gas fire is set in a polished stone surround. A uPVC double glazed window faces to the front, looking out onto the open grassed area. There is a double radiator and a TV aerial point. A door opens into the;



## Inner Hall

There is a single radiator and a ceiling trap to the loft.

## Dining Kitchen 11'8 x 7'7 (3.56m x 2.31m)

Fitted with white fronted shaker style units and a granite effect work surface incorporating a stainless steel 1 1/2 bowl single drainer sink with mixer taps. There is an electric cooker with ceramic hob, a washing machine and a fridge freezer. To one side of the kitchen is a wood block breakfast bar with 4 stools and cupboards above. A built in cupboard to one corner houses the gas fired condensing combination boiler, which provides the hot water and central heating. A uPVC double glazed window and door face to the rear and there is a single radiator.





**Bedroom One 14' x 10'5 (4.27m x 3.18m)**

A uPVC double glazed window faces to the front and there is a double radiator.



**Bedroom Two 11'9 x 8'11 (3.58m x 2.72m)**

A uPVC double glazed window faces to the rear and there is a single radiator.



**Shower Room 8'4 x 5'2 (2.54m x 1.57m)**

Fitted with a contemporary white toilet, wash basin with a cabinet below and a large shower enclosure with a Mira electric shower. The walls are fully tiled, there is a chrome heated towel rail, a wall mounted fan heater, an extractor fan and a uPVC double glazed window to the rear.



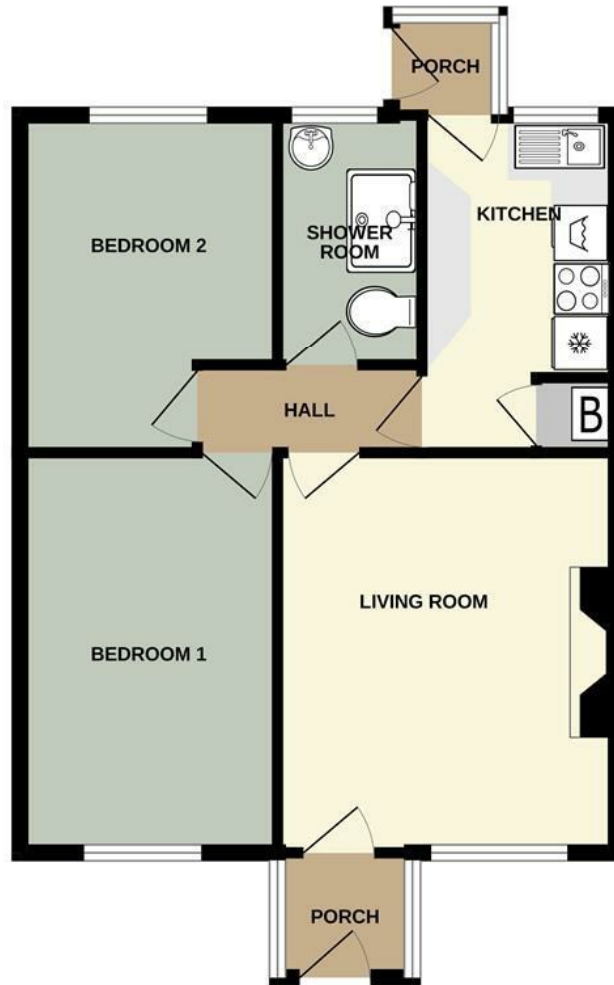
**Outside**

To the front and side is a garden with a fence around and a gate to the rear garden.

Across the rear of the bungalow is a garden area, mainly to flags with a shrub/flower border

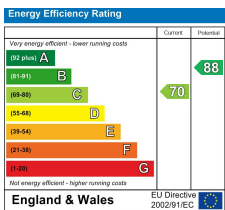
Street parking is available on Birch Crescent.

GROUND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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