

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **Farriers Cottage, Brunswick Terrace, Penrith, Cumbria, CA11 7LN**



- **Unfurnished Cottage Close to Penrith Town Centre**
- **2 Ground Floor Bedrooms + Shower Room**
- **First Floor Reception Room + Kitchen**
- **Gas Central Heating via Condensing Boiler**
- **Garden + Parking Permit**
- **Sorry No Pets.**
- **EPC Rate - C. Council Tax Band - A**

**PCM £650 PCM**

Unfurnished Cottage located close to the Town Centre with accommodation comprising: 2 Bedrooms + Utility Area + Shower room to the ground floor and Reception Room + Kitchen to the first floor. There is Gas Fired Central Heating via Condensing Boiler + Double Glazing Resident Parking Permit: EPC Rate E

### **Location**

From the clock tower, head up Castlegate to the mini roundabouts. Cross over the first roundabout and turn left at the next down Brunswick Road Turn into Booths car park, then by foot take the middle steps down into the lane and the entrance to Farriers Cottage is a wooden door with Farriers Cottage above it.

### **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 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. 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 and electricity are connected to the property. Heating is gas central heating via a combi boiler and telephone is connected subject to BT. regulations.

The Council Tax is Band A

### **Fees**

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

Rent £650

Refundable tenancy deposit: £750

To qualify, applicants will need to be able to provide evidence of a total annual income of 2.5 x rent i.e.  $2.5 \times £650 \times 12 = £19500$  per year.

### **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)

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## ACCOMMODATION

### Entrance

Tiled floor with a door leading to

### Bedroom One 18'8"x9'7" (5.69x2.92)

Having a double glazed bay window, a radiator and TV aerial point. There is a cupboard housing gas meter.

### Bedroom Two 11'11"x8'0" (3.63x2.44)

With a radiator and upvc door to rear.

### Utility Area

With plumbing for automatic washing machine and a wall mounted gas fired combi boiler providing the hot water and central heating.

### Shower Room

Fitted with a WC, a wash basin set in a vanity unit, and a large shower cubicle. There is a towel rail, concealed lighting, an extractor fan and fully tiled floor & walls

### First Floor

### Kitchen 12'7"x23'0" (3.84x7)

Having a wooden floor and fitted with contemporary design, kitchen units comprising of base units, electric oven and grill, electric hob, a stainless steel effect splash back and shelving.

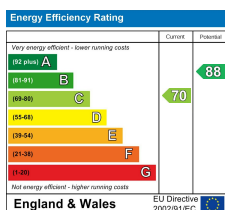


### Reception 12'8"x11'7" (3.86x3.53)

With an ornate corner fireplace (not in use) exposed beams to the ceiling, two double glazed Velux windows and a double glazed window to the gable

### Outside

Patio area, drying area enclosed garden with lawn. Resident parking permit available.



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