

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

2 Newlands Place, Penrith, Cumbria, CA11 9DT



- **Intriguing Semi Detached Cottage in a Cul-de-Sac**
- **Lounge Dining Room, Garden Room + Kitchen**
- **2 Double Bedrooms and First Floor Bathroom**
- **Rear Garden + Parking for a Small Vehicle**
- **Gas Central Heating + uPVC Double Glazing**
- **EPC Rating C Council Tax Band B**
- **One well Behaved Pet May be Considered**

PCM £800 PCM

Tucked away in a quite cul-de-sac in the Castletown district of Penrith, 2 Newlands Place is an unusual semi detached cottage with accommodation comprising: Entrance Porch, Through Lounge Dining Room, Garden Room, Kitchen, 2 Double Bedrooms and a first floor Bathroom. Outside there is Off Road Parking for a small car, and to the rear is an Enclosed Garden with a high degree of Privacy. The property also has the benefit of Gas Central Heating and is mostly uPVC Double Glazed.

Location

From the centre of Penrith, head up Castlegate, cross over the first mini roundabout and take the first exit at the second mini roundabout, signposted to Greystoke. Follow the road around the left and right hand bends, drive to the end of the terrace of sandstone cottage and turn left into Newlands Place.

Amenities Penrith

Penrith is a popular market town with a population of around 15,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. There are 6 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 2 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 B

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Fees

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

Rent £800

Refundable tenancy deposit: £920

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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ACCOMMODATION

Entrance

Through a timber panelled door to the:

Kitchen 13'6 x 4'8 + 5'10 x 5'10 (4.11m x 1.42m + 1.78m x 1.78m)

Fitted with a range of cream shaker style wall and base units with a granite effect work surface incorporating a stainless steel 1 1/2 bowl single drainer sink, mixer tap and tiled splash back. There is a built in electric oven, ceramic hob with a cooker hood above, a built in fridge and plumbing for an automatic washing machine.



Lounge Dining Room 26' x 12' (7.92m x 3.66m)

A Living flame gas fire is set in a marble hearth and back in a carved wood surround and a TV shelf to one side. There is a floor to ceiling wall cupboard, two natural stone columns and a double radiator, a single radiator, and a uPVC double glazed window to the front.



Stairs lead to the first floor, a multi panel glazed door leads to the Kitchen. UPVC double glazed french doors open into the;



Garden Room 7'5 x 18'8 + 9'x 5'1 (2.26m x 5.69m + 2.74mx 1.55m)

Being L-shaped with pine panelling to the walls and ceiling, a double radiator, uPVC double glazed windows to two sides and sliding patio doors to the rear garden.



One of the cupboards houses a Baxi gas fired combi boiler which provides the hot water and central heating. The floor is tiled and there is a single radiator, windows to two sides and a door to the outside.



First Floor - Landing

Having a window to the side and a doors off.

Bedroom One 10'9 x 13'2 (3.28m x 4.01m)

Having built in wardrobes to one one wall, two wall light point, a single radiator and a uPVC double glazed window to the front. A ceiling trap gives access to the roof space.



Bedroom Two 9'8 x 9'10 (2.95m x 3.00m)

Having a single radiator and a uPVC double glazed window to the rear.



Bathroom 4'10 x 6'9 (1.47m x 2.06m)

Fitted with a white three piece suit. The walls and ceiling are pine panelled. There are recessed ceiling lights and an extractor fan.



Outside

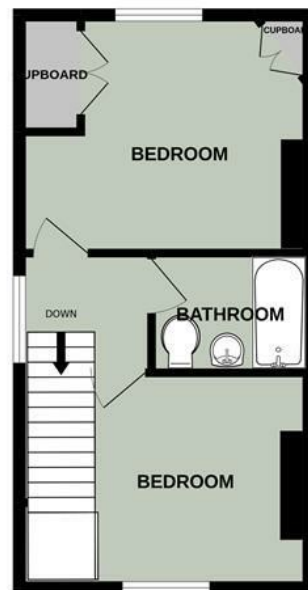
To the front is a block paved parking area for one small car. THERE IS NO GARAGE WITH THE PROPERTY.

To the rear is garden with patio, lawn and shrub beds



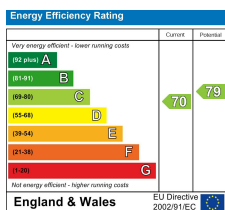
GROUND FLOOR
638 sq.ft. (59.2 sq.m.) approx.

1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.2 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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