

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

Old Lodge House Brunswick Square, Penrith, CA11 7LL



- **Town Location refurbished Property**
- **Living Room, Kitchen + Utility Area**
- **Two Bedrooms + Bathroom with Shower Over walk in Boiler/ Drying Room**
- **Double Glazing + Gas Fired Central Heating**
- **Street Permit Parking Available. Sorry No Pets**
- **EPC Rate C. Council Tax Band - C**

PCM £650 PCM

Located near the town centre this refurbished cottage offers one reception room, breakfast kitchen, WC + utility area, two bedrooms + bathroom. Gas fired central heating. Street permit parking available EPC Rate C

Location

We suggest you park in Booths car park

Leave the car park turning left, down the hill. Old Lodge House is on the corner with the second road on your left.

Amenities

Penrith is a popular market town, having excellent transport links through the M6, A66, A1 and the main West coast railway line. There is 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 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.

The council tax is band C

Fees

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

Rent £650.00

Refundable tenancy deposit: £650.00

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

Entrance

Through a part glazed door to the:

Living Room 18'7 x 17'8 (5.66m x 5.38m)

Having a uPVC double glazed window, radiator and concealed lighting. There is a recess under the stairwell, tongue and groove panelling and a gas fire.



Kitchen 13'10 x 7'9 (4.22m x 2.36m)

Having a range of newly fitted white wall and base units, with a glass tiled splashback. There is an electric oven and grill and an electric induction hob, housing for a fridge, and plumbing for a dishwasher. There is a uPVC double glazed window and velux window. Tiled floor.



Utility Area

WC

With wash hand basin and WC.

First Floor

With three piece suite incorporating WC, wash hand basin and bath with shower over. There is an extractor fan and solid oak flooring.

Cupboard

Landing

Having exposed beams to the ceiling.



Bedroom One 8'10 x 11'7 (2.69m x 3.53m)

Having a glazed door, exposed sandstone wall and TV point. Radiator.



Bedroom Two 18'1 x 11'7 x 9'6 (5.51m x 3.53m x 2.90m)

Having tilt and turn uPVC double glazed window and curtain pole. There are exposed beams, radiator and TV point.



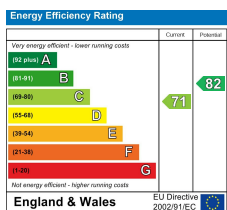
Bathroom 6'3 x 12'3 (1.91m x 3.73m)

Fitted with WC, wash hand basin, mains fed shower and elbow bath. There is an extractor fan, recessed lighting, radiator combi boiler and lino flooring. Velux window.



Boiler Room

Housing a Worcester Bosch Boiler.



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