

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

9 Eamont Mews, Pategill, Penrith, Cumbria, CA11 8UB



- **Modern Mid Terraced Property**
- **Living Room + Dining Kitchen**
- **Two Bedrooms + Bathroom with Shower Over Bath**
- **Double Glazing + Gas Central Heating**
- **Rear Garden + Off Road Parking Space**
- **Sorry No Pets.**
- **Minimum 12 Month Lease**
- **EPC Rate C. Council Tax Band B**

PCM £750 PCM

Location

From Penrith Town Centre Corn market head down King Street turn left at the first traffic lights take the third right into pategill estate, keep right and follow the road for aprox 300 meteres and Eamont Mews is on the left hand side.

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 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 £680 PCM

Refundable tenancy deposit: £780

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 uPVC part glazed door to the;

Vestibule

Having a single radiator, a wall mounted MCB consumer unit and a part glazed door to the;

Living Room 12'7 x 14'10 (3.84m x 4.52m)

Having a double radiator, a uPVC double glazed window to the front, TV and telephone points. Stairs with open storage below lead to the first floor and a part glazed door leads to the;

**Dining Kitchen 12'6 x 8'10 (3.81m x 2.69m)**

Fitted with a range of grey shaker style units and a work surface incorporating a stainless steel single drainer sink, with mixer tap and tiled splash back. There is a double, an electric oven and a ceramic hob with a cooker hood above. A uPVC double glazed window overlooks the garden to the rear and a uPVC double glazed door leads outside.

**First Floor - Landing**

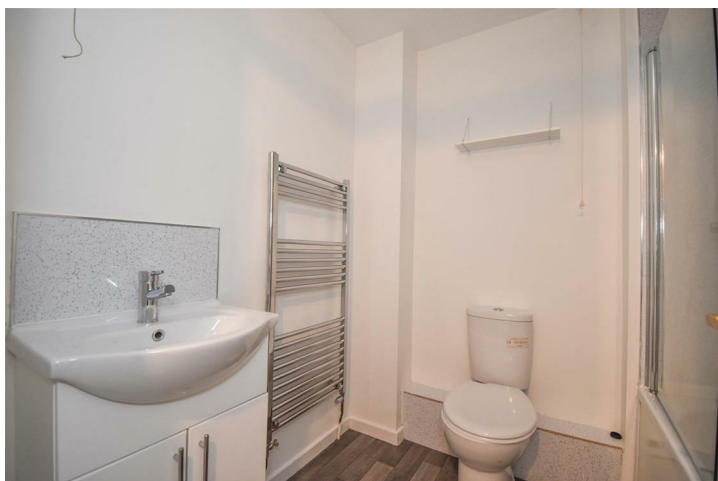
With doors off

Bedroom One 12'6 x 7'8 (3.81m x 2.34m)

Having two uPVC windows, a single radiator and a ceiling trap to the loft space above. A recessed cupboard above the stairs houses the gas fired Worcester boiler providing the hot water and central heating.

**Bathroom 5'4 x 6'10 (1.63m x 2.08m)**

Fitted with a white three-piece suite bath with shower over, grey marble effect surround and shower screen and wash hand basin with cupboard below. There is a chrome ladder radiator and extractor fan.

**Bedroom Two 12'6 x 8'2 (3.81m x 2.49m)**

Having uPVC windows to the rear, a single radiator and TV aerial point.

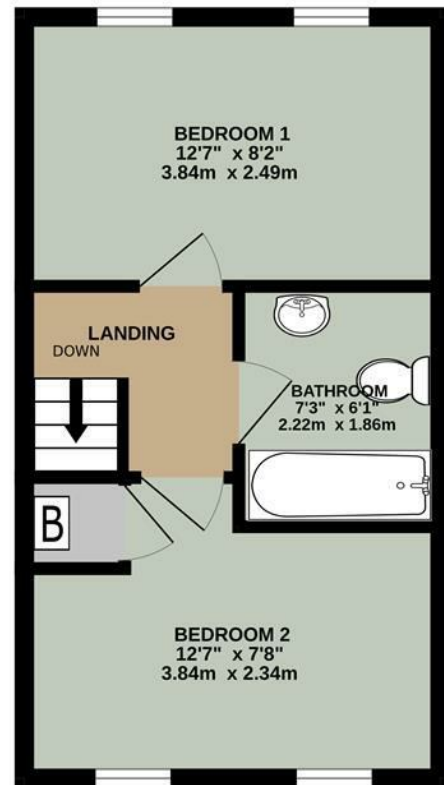
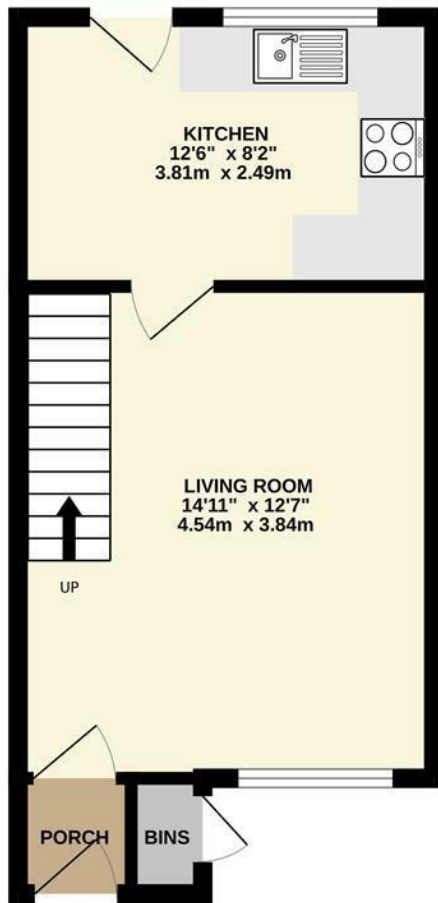
Outside

There is an allocated parking space.

To the rear of the house is an enclosed garden

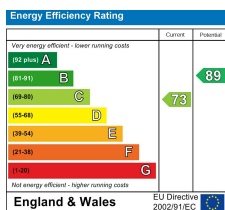


1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



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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