

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

47 Chase Park, Penrith, CA11 8UY



- **Detached Modern House offered at 80% Rent Value**
- **Rent to Buy Opportunity**
- **Dining Kitchen, Living Room + Study**
- **4 Bedrooms + Family Bathroom**
- **Garden to Front + Rear. Off Road Parking**
- **EPC Rate - B Council Tax Band - D**

Per month £880 Per month

We cannot consider you for Rent to Buy if any of the below circumstances apply:

- you own your current home, or any other property
- your employment or income circumstances would exclude you from obtaining a mortgage in the future
- you have current CCJ's / IVA/ Bankruptcy
- are in current rent arrears
- are on a temporary employment contract or zero hours contract
- are self employed with less than 2 years accounts

If any of the above applies, please DO NOT proceed with this application as they would prevent you from being approved for a Financial Reference and could prevent you from getting a mortgage in the near future.

You may qualify for Rent to Buy if you:

- are working and can afford the monthly rent payments
- want to buy a home in the future but do not currently have a deposit towards a mortgage
- are a first time buyer or do not currently or have not previously owned a home
- pass our pre-tenancy referencing, affordability assessment and credit checks
- you have the "Right to Rent" in the UK

Location

From the centre of Penrith head north on A6. Turn right onto Salkeld Road and then left on to Inglewood Road. Chase Park is on the left.

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.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Fees

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

Rent £880

Refundable tenancy deposit: £1015

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IF ANY OF THE ABOVE APPLIES, PLEASE DO NOT PROCEED WITH A VIEWING/APPLICATION AS THEY WOULD PREVENT YOU FROM BEING APPROVED FOR A FINANCIAL REFERENCE AND COULD PREVENT YOU FROM GETTING A MORTGAGE IN THE NEAR FUTURE

WILKES-GREEN + HILL LTD is a member of The Property Ombudsman

WILKES-GREEN + HILL LTD is a member of a client money protection scheme operated by Propertymark

ACCOMMODATION

Entrance

Through a composite security door to the;

Hallway

Stairs lead to the first floor with cupboard below and there is a double radiator. Doors lead off to the dining kitchen, the study, and the;



Living Room 14'11 x 10'2 (4.55m x 3.10m)

Having a double radiator, a TV point, a telephone point and a uPVC double glazed window to the front.

**Study 9'1 x 9' (2.77m x 2.74m)**

Having a telecoms point a single radiator and a uPVC double glazed window to the front

**Dining Kitchen 10'8 x 26'2 (3.25m x 7.98m)**

The kitchen area is fitted with a range of grey fronted units and a flex worksurface with a 1 1/2 bowl single drainer sink and mixer tap. There is a built-in electric oven and a gas hob with stainless steel splashback and extractor hood and there is space for an upright fridge freezer.



Laundry Room 5'7'5'2 (1.70m'1.57m)

Having a built-in broom cupboard and plumbing for a washing machine. There is a single radiator and a composite security door to the outside.

Cloakroom

Fitted with a toilet and wash basin and having a single radiator and an extractor.

Landing

Having a single radiator and a ceiling trap to the roof space.

Bedroom One 9'4 x 15'8 (2.84m x 4.78m)

There is a double radiator a TV aerial point and two uPVC double glazed windows look over the roof is opposite to the Lakeland fells.

**Bedroom Two 10'x 1 x 15'2 max (3.05mx 0.30m x 4.62m max)**

There is a single radiator and two uPVC double glazed windows to the rear.

**Bedroom Three 11'9 x 10'9 (3.58m x 3.28m)**

With a double radiator and a uPVC double glazed window to the rear



Bedroom Four 14' x 10' 2 max (4.27m x 3.05m 0.61m max)

Having a double radiator and a uPVC double glazed window to the front looking over the rooftop to the Lakeland fells.



Bathroom 6' x 8'10 (1.83m x 2.69m)

Fitted with a toilet a wash basin and a bath with a mains fed shower over tiles around and a clear screen. There is a built in linen cupboard a chrome heated towel rail and extractor fan and the uPVC double glazed window.



Outside

There is parking to the front of the property.

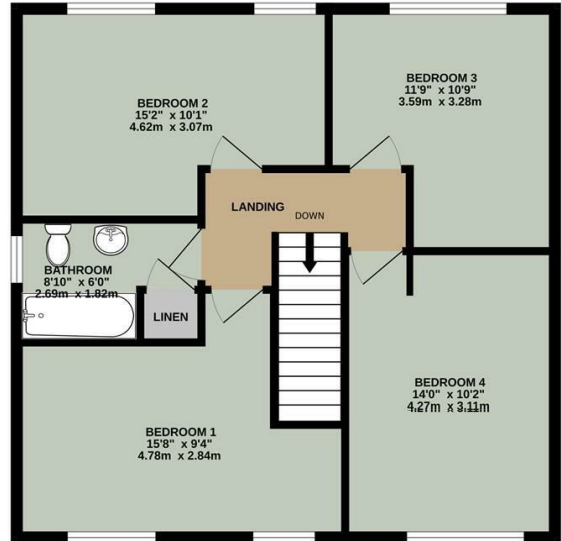
Garden to front and rear.



GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.

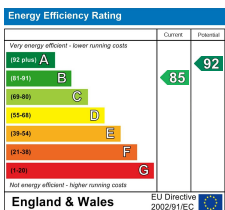


1ST FLOOR
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.2 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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Email - info@wilkesgreenhill.co.uk
Visit our Website - www.wilkesgreenhill.co.uk

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9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

