

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

11 Centurion Rise, Fairways, Penrith, Cumbria, CA11 8BQ



- **New Build Semi Detached Bungalow**
- **Hall Open Plan Kitchen Dining & Living Room**
- **Two Double Bedrooms + Bathroom**
- **Gas Fired Central Heating + Double Glazing**
- **Gardens to Front + Enclosed Garden to the Rear. Off Road Parking**
- **Available from May 2026**
- **EPC Rate B. Council tax band C**

PCM £1,100 PCM

New property in a small secluded cul de sac on the Fairways development adjacent to Penrith Golf Club North of Penrith. Semi detached bungalow offers hallway two bedrooms, bathroom open plan kitchen living room, built in appliance, french doors leading to an enclosed garden. Property connected to Grain Hyperfast 1000mb broadband. Allocated parking for 2 vehicles EPC Rate B

Location

From Penrith travel north on the A6 take the sign for Lazonby travel up Salkeld Road and Fairways is on the left hand side. First left and left again and the bungalow is located on your right.

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. Heating is a Gas fired combi boiler. The council tax is band C

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Fees

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

Rent £1100

Refundable tenancy deposit: £1265

FEEES DURING YOUR TENANCY:

TENANCY AMENDMENT FEE, where requested by the tenant - £48 (inc. VAT)

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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Hall

Having a built in airing cupboard housing the gas fired condensing combi boiler providing the hot water and central heating and radiator

Dining Kitchen 17'11 x 9'7 (5.46m x 2.92m)

Fitted with wood effect wall and base units with a marble effect worksurface incorporating a single drainer sink and mixer tap. The kitchen is equipped with integral appliances including dishwasher, stainless steel double oven, a stainless steel gas hob, chimney style extractor hood, fridge and freezer,

French doors open to the rear.



Lounge 13'4 x 12'2 (4.06m x 3.71m)

Having a double glazed window, TV point, telephone point and a radiator.



Master Bedroom 15' x 9'8 (4.57m x 2.95m)

Front aspect double glazed windows, radiator, telephone and TV points.



Bedroom Two 12'11 x 9'6 (3.94m x 2.90m)

Front aspect double glazed windows, radiator, telephone point and TV point.

Bathroom 7'3 x 9'6 max (2.21m x 2.90m max)

Having a three piece suite with shower over the bath, wash basin and WC. There is a ladder style radiator.

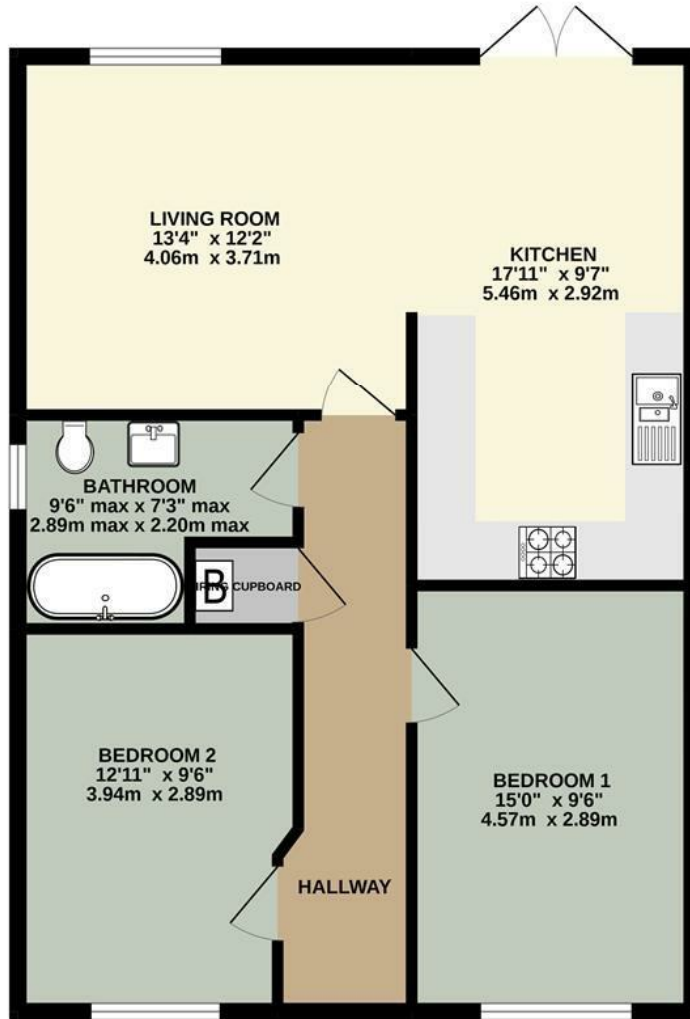


Garden

Access from the side of the property through a gate, enclosed garden and being laid to lawn. The front of the property has a lawn and shrubs. Allocated parking for two vehicles

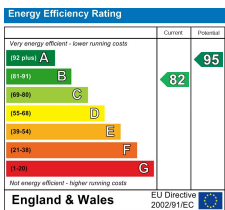


GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 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

