WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

29 Milner Mount, Penrith, CA11 8HE

- **Popular Style of End Terrace Family Home**
- **Living Room + Kitchen**
- **3 Bedrooms + Bathroom**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Boiler**
- **Generous Enclosed Garden to the Rear**
- **Council Tax Band - B. EPC - C**

PCM £950 PCM

Location
From the centre of Penrith, drive up Sandgate and turn right then left at the mini roundabouts, into Fell Lane. Take the first right turn into Brentfield Way and follow the road up around the long left hand bend, Past Oak Road, up the rise and right into Milner Mount.

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.

Fees
Please note that to be able to meet the affordability criteria the household gross income of any prospective tenant(s) will need to be 3 times the rental amount.

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

Rent £950
Refundable tenancy deposit: £1095

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

Viewing
STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance
Through a composite security door with uPVC double glazed side window to the;

Hallway

Stairs lead to the first floor and there is a single radiator and doors to the kitchen and;

Living Room 20'6 x 10'10 (6.25m x 3.30m)

uPVC double glazed windows to the front and rear give a high level of natural light. There are two double radiators, a TV point, a telecoms point and two wall light points. A door gives access to the under stairs cupboard.

Kitchen 20' 6 x 7'9 max (6.10m 1.83m x 2.36m max)

Fitted with a range of modern pale grey gloss fronted units and a marble effect worksurface incorporating a stainless steel single drainer sink with mixer tap. There is space for a slot in electric cooker, plumbing for a washing machine and space for two further under counter appliances. One of the cabinets houses a Worcester gas fired condensing boiler providing the hot water and central heating. There is a double radiator and a wall cupboard houses the MCB consumer unit and the electric metres. uPVC double glazed windows face to three sides and a composite security door opens to the rear.

First Floor-Landing

A uPVC double glazed window in the stairwell gives natural light. There is a single radiator and a ceiling trap to the loft space.

Bedroom One 11'1 x 12'3 (3.38m x 3.73m)

A built-in airing cupboard houses the hot water tank. There is a double radiator and a uPVC double glazed window to the front gives a view across Penrith to the Lakeland fells.

Bedroom Two 11'10 x 9'9 (3.61m x 2.97m)
A recessed wardrobe gives hanging and shelf space. There is a double radiator, a TV point for a wall mounted TV and a uPVC double glazed window to the front gives the view across Penrith to the Lakeland fells.

Bedroom Three 9'3 x 7'11 (2.82m x 2.41m)
Having a single radiator and a uPVC double glazed window to the rear overlooking the garden.

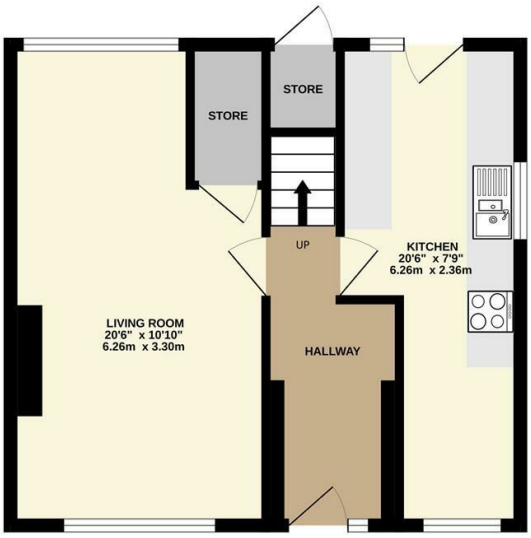
Bathroom 5'7 x 8' (1.70m x 2.44m)
Fitted with a toilet, a wash basin and a bath with a Mira electric shower over and tiles around. The ceiling is uPVC panelled, there is a chrome heated towel rail and an extractor fan. Two uPVC double glazed windows face to the rear.

Outside
The front garden is a grassy slope with steps up from the pavement to a broad path across the front of the house.

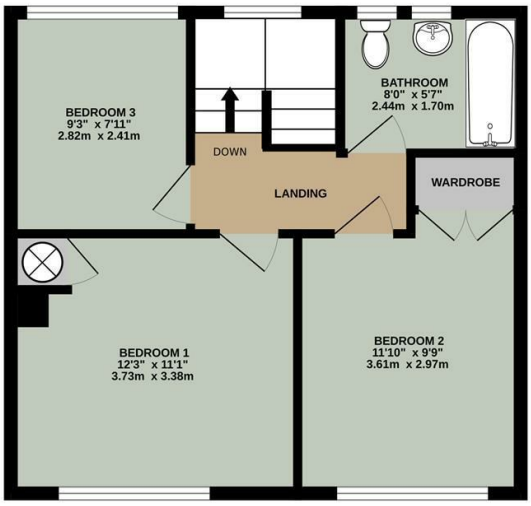
Across the rear of the house is a flagged area and a low door gives access to a storage area below the stairs.

Steps up through a retaining wall lead up to a good size rear garden again to grass bank with shrub borders and a mature apple tree.

GROUND FLOOR
434 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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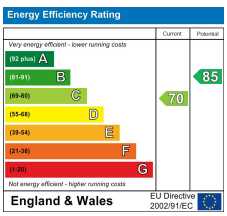

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