

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

5 Norfolk Road, Penrith, Cumbria, CA11 9AA



- **Terraced Town House**
- **Kitchen with Separate Dining Area**
- **Large Living Room**
- **2 Bedrooms + Ground Floor Bathroom**
- **Gas Central Heating + Double Glazing**
- **Resident Permit Parking**
- **Council Tax Band B**

Per month £700 Per month

Conveniently located Town house, unfurnished property, offering dining kitchen, one reception room, two bedrooms and a house bathroom. There is double glazing and gas central heating. Permit street parking. EPC Rate E and Council Tax Band B.

Location

From the clock tower, head up Castlegate to the mini roundabouts. Cross over the first roundabout and take the first exit at the next. The road bends to the left and 5 Norfolk Road is on the right hand side

Amenities

Penrith is a popular market town with 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 6 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 2 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 gas and telephone is connected subject to BT. regulations. The council tax is band B

Fees

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

Rent £660

Refundable tenancy deposit: £760

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)

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

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Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Via a steel bridge and through a uPVC door to the;

Living Room 22'11 x 12'2 (6.99m x 3.71m)

Having a fireplace, with wood surround to house an electric fire, a recessed cupboard housing the gas meter. with shelves above and two double glazed windows with curtain poles and curtains There is a radiator, newly fitted carpet and a beamed ceiling with ceiling light. A door leads to the;



Hall

Stairs lead to the lower ground floor where there is a uPVC door leading out to the rear. There is a cupboard under the stairwell and a door leading to the;

Dining / Kitchen 16'10x10 (5.13mx3.05m)

Newly fitted kitchen with a range of shaker style wall and base units incorporating a stainless steel single drainer sink unit. There is a new electric oven and hob, and housing for an automatic washing machine. The gas fired boiler provides the hot water and central heating.

To the dining area there is a ceiling light, radiator and carpet



Bathroom 11'1 x 9'9 (3.38m x 2.97m)

Having a uPVC clad ceiling, double glazed window to the rear, an airing cupboard housing the hot water tank and shelves. There is lino flooring. a white bath with an electric shower over and a shower curtain pole, a wash hand basin with mixer taps and toilet. Single radiator.

**First Floor - Landing**

having a ceiling light and smoke alarm and access to a storage cupboard 5'x5' with light.

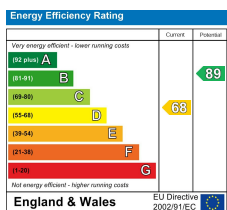
Bedroom One 10'10 x 12'1 (3.30m x 3.68m)

Having built in cupboards, curtains and carpets. There is a uPVC window to the front, a radiator and ceiling light.

**Bedroom Two 12'5 x 9'11 (3.78m x 3.02m)**

Having exposed beams to the ceiling and a built in cupboard with shelving. There is a uPVC window to the front, and radiator.





Email - info@wilkesgreenhill.co.uk
Visit our Website - www.wilkesgreenhill.co.uk

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