



8 Brackenrigg | | Armathwaite | CA4 9PX

Price Guide £380,000



**DAVID BRITTON**  
ESTATES

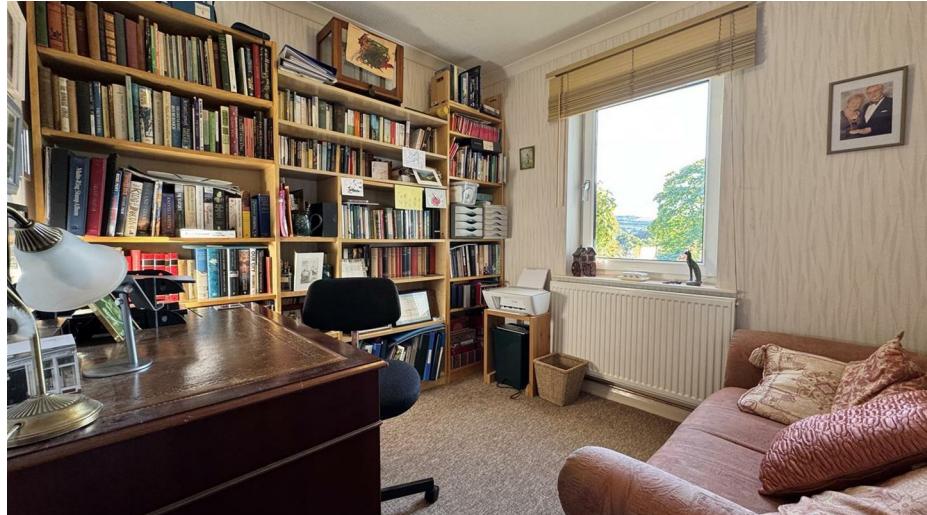


## Key Features

- Detached Bungalow
- Three bedrooms
- Living room
- Kitchen diner
- Bathroom
- WC
- Garage with driveway parking for several vehicles
- Gardens
- Eden Valley Village location
- Solar panels, Air source heat pump

## Summary

Stunning three bedrooned detached Bungalow with commanding views over the Eden Valley in the Pretty Village of Armathwaite.





## Floor plans



TOTAL AREA: APPROX. 119.2 SQ. METRES (1282.6 SQ. FEET)

All measurements and details within this floor plan are approximate and are provided for illustrative purposes only. While every reasonable effort has been made to ensure accuracy, no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan should not be relied upon as a statement of fact and does not form part of any offer or contract. Prospective purchasers are advised to make their own arrangements to verify the details of the property. The services, systems, and appliances shown have not been tested and no warranty is given as to their operability or efficiency.

Plan produced using PlanUp

### COUNCIL TAX BAND - D

#### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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