WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

5 Crocus Avenue, Penrith, Cumbria, CA11 8FE

- **Stylish, Efficient and Comfortable Modern Detached Home**
- **Situated in the Woodbury Heights Area on the Edge of Penrith**
- **Living Room, Dining Kitchen, Utility Room and Cloakroom**
- **3 Bedrooms, En-Suite Shower Room + House Bathroom**
- **Enclosed Side Garden with a Southerly Aspect**
- **Off Road Parking + Detached Garage**
- **Gas Central Heating via a Condensing Boiler + uPVC Double Glazing**
- **Council Tax Band - C. EPC Rating - B.**

Per month £1,300 Per month

Built by Persimmon Homes in the Woodbury Heights development on the edge of Penrith and with excellent access to the: the town centre, the major routes and the beautiful surrounding countryside of the Eden Valley and the northern Lake District, 5 Crocus Avenue is a stylish modern detached home with accommodation comprising: Entrance Hall, Living Room, Dining Kitchen, Utility Room, Cloakroom, 3 Bedrooms, an En-Suite Shower Room and a House Bathroom. Outside there is a Forecourt Garden, an enclosed Side Garden with a good level of privacy and a Southerly aspect. To the rear is Off Road Parking and a Garage. The property also benefits from Gas Central Heating and uPVC Double Glazing combined with Modern Insulation giving an impressive EPC rating of B.

Location

From the centre of Penrith, head South on King Street and fork left at the traffic lights into Roper Street which becomes Carleton Road. drive to the top of the hill and at the T-junction, turn left on the A686. Take the next left in to Carleton Hill Road, left in to Primrose Drive and then right to Crocus Avenue. Number 5 is on the right.

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 £1300
Refundable tenancy deposit: £1500

FEES 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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Viewing
STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance
Through a composite security door to the;

Hall
Stairs lead to the first floor and there is a single radiator. Doors open to the dining kitchen and the;

Living Room 18'5 x 10'2 (5.61m x 3.10m)
A uPVC double glazed window faces to the front and double patio doors open to the side garden. There are two single radiators, a TV aerial point and a telephone point.

Dining Kitchen 18'5 x 10'2 (5.61m x 3.10m)
Fitted with range of cream fronted wall and base units and a wood effect work surface incorporating a 1 1/2 bowl stainless steel single drainer sink with mixer tap. There is a built in electric oven and gas hob unit and stainless steel splash back and extractor hood. There is a built in broom cupboard and a door to the;

Utility Room 5'2 x 6'3 (1.57m x 1.91m)
To one side is a work surface with plumbing below for a washing machine and space for a tumble dryer. A wall mounted Ideal Logic gas condensing combi boiler provides the hot water and central heating. The floor is tiled, there is a single radiator and an extractor fan. A composite security opens to the outside and a door opens to the:

Cloakroom
Fitted with a toilet and wash hand basin. The floor is tiled, there is a single radiator and an extractor fan.

First Floor - Landing
A uPVC double glazed window gives natural light and a ceiling trap gives access to the roof space. There is a cupboard above the stair head, a single radiator and doors off to the bedroom and bathroom.

Bedroom One 18'7 x 10'5 (5.66m x 3.18m)
Having uPVC double glazed window to two sides, two single radiators and a wall point for a TV.

En-Suite 7'3 x 3'11 (2.21m x 1.19m)
Fitted with a toilet, a wash basin and a large shower enclosure, tiled to three sides with a mains fed shower. There is a single radiator, an extractor fan and uPVC double glazed window.

Bedroom Two 10'7 x 9'2 (3.23m x 2.79m)
Having uPVC double glazed windows to two sides and a single radiator.

Bedroom 3 9' x 7'7 (2.74m x 2.31m)
Having a single radiator and a uPVC double glazed window to the side.

Bathroom 6'2 x 7'2 (1.88m x 2.18m)
Fitted with a toilet, a wash hand basin and a bath having a Mira electric shower over, tiling around and a clear screen. There is a single radiator, an extractor fan and uPVC double glazed window.

Outside
To the front of the house is a garden to grass with a metal fence around and a flagged path to the front door and across the front of the house to a gate opening into the side garden

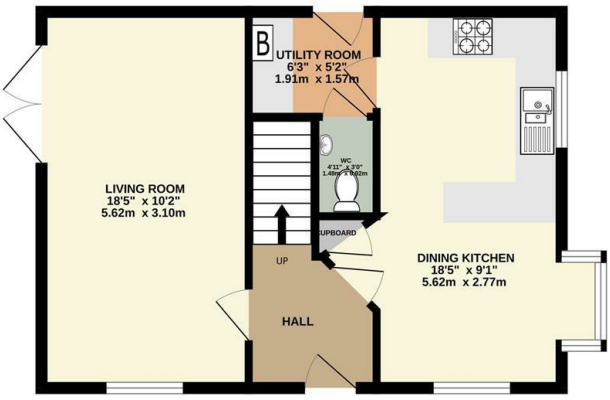
To the rear of the house is a block paved drive giving off road parking for two cars and access to the;

Garage 19'5 x 9'10 (5.92m x 3.00m)
Having an up and over door.

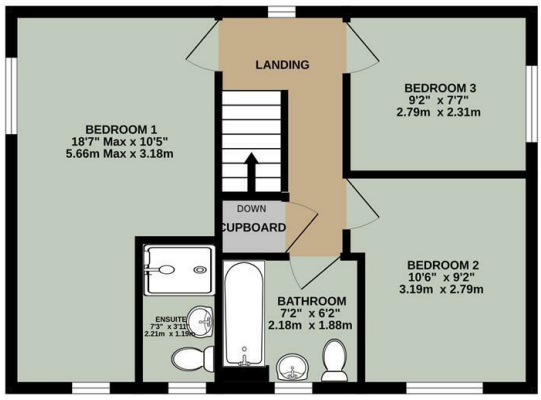
A fence between the house and garage has a gate opening to the side garden, which has a high wall and fence around and is laid mainly to grass with shrub and flower border.

The garden has a southerly aspect and a good level of privacy.

GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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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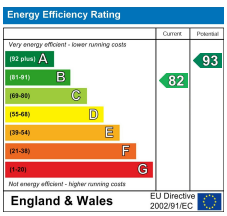

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