WILKES
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Residential
Estate Agents
Letting Agents

Dove Cottage, Station Road, Cliburn, Penrith, CA10 3AE

- **Spacious Cottage in a Rural Courtyard Setting**
- **Living Room, Dining Kitchen + Cloakroom**
- **3 Double Bedrooms + Bathroom with Shower Over the Bath**
- **Double Glazing + Oil Fired Under Floor Central**
- **Off Road Parking for 2 Cars + Shared Paved Courtyard**
- **To be Let Unfurnished**
- **Council Tax Band - C. EPC - D**

PCM £1,350 PCM

Location

From Penrith Centre, head South on King Street to the Kemplay Foot roundabout and take the 3rd Exit on the A6, signposted to Shap. drive through Eamont Bridge, Past Brougham and turn left, signposted to Cliburn, Morland and Bolton. Drive into the village of Cliburn and at the cross roads, turn left signposted to Temple Sowerby, follow the road for 0.4 mile, Dove cottage is on the left hand side, through a pair of electric gates to a shared driveway. follow the drive to the right, Dove Cottage is the first property on the left. Please park on the right near the wooden building.

The What3words position is; bullion.producers.handyman

Amenities Penrith

Cliburn is a mixed village, with a traditional farming base and is close to: Penrith, Appleby and the Lake District and Westmorland Dales National Parks. All main facilities are in Penrith.

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

Private water supply and drainage. Electricity is connected to the property and will be through a private meter and heating is by fuel oil.

Council Tax Band C

Fees

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

Rent £1350

Deposit £0

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

Through a part double glazed door to the;

Hall

Stairs rise to the first floor and wood panel doors lead off. The floor is ceramic tiled with underfloor heating and a wall cupboard houses the MCB consumer unit.

Living Room 16'1 x 17'7 (4.90m x 5.36m)

Having three double glazed multi pane windows to the front, a feature fireplace with electric flame effect stove. having a quarry tiled hearth and wood surround. TV satellite lead the tenant will need to arrange a provider) and telephone point.

Dining Kitchen 16'1 x 11'9 (4.90m x 3.58m)

Fitted with a range of wood fronted wall and base units with a granite effect worksurface in incorporating a white composite single drainer sink, mixer tap and tiled splash back. The kitchen is a equipped with a electric cooker with cooker hood above, a washer dryer and under surface fridge. One of the cupboards houses the pressurised hot water tank and another the oil fired Wallstar boiler providing the central heating. The Floor is ceramic tiled, multi pane double glazed arched doors face to the front and a multi pane double glazed window faces to the side. There are recess down lights to the ceiling.

WC 3'8 x 6'2 (1.12m x 1.88m)

Fitted with a white toilet and wash hand basin with cupboard below, a heated towel rail, extractor fan and ceramic tiled floor.

First Floor - Landing

Having three Velux conservation roof lights, two wall light points and exposed beams. Wood panel doors lead off.

Bedroom One 16' x 9'8 (4.88m x 2.95m)

A multi pane double glazed window faces to the front. There is an exposed beam to the ceiling, telephone point and a Velux conservation roof light.

Bedroom Two 12'7 x 10'11 (3.84m x 3.33m)

Having a multi pane double glazed window to the front, an exposed beam to the ceiling and a recessed cupboard with light.

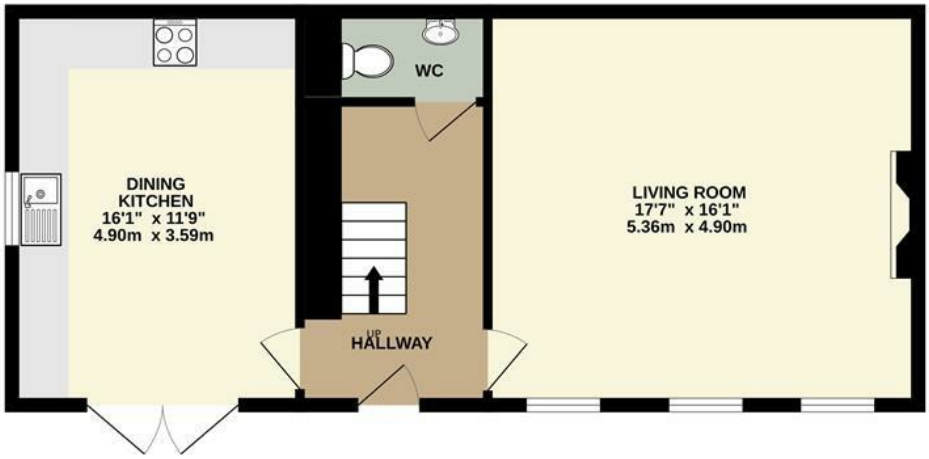
Bedroom Three 9'8 x 11'9 (2.95m x 3.58m)
Having a multi pane double glazed window to the front, an exposed beam to the ceiling and a recessed cupboard with light.

Bathroom 5'7 x 7'8 (1.70m x 2.34m)
Fitted with a white three piece suite with a mains shower over the bath and clear screen, The walls are part tiled and part wood panelling. There is a Velux conservation roof light and heated towel rail.

Outside
The property is approached from the roadside through electric automatic gates to a shared drive leading to Dove Cottage.

To the front of the cottage is a shared courtyard and to the side, space to park 2 cars.

GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.

TOTAL FLOOR AREA : 1150 sq.ft. (106.9 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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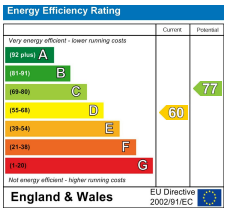

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