



## Kilmond Gardens

Carleton, Penrith, CA11 8WT

Rent £1,500 Per Calendar Month

Deposit £1730



- Newly Built Semi-Detached Townhouse
- Modern Kitchen with Front Aspect
- Four Bedrooms (Master En-Suite)
- Gardens to the Front and Rear
- Deposit £1730 Rent £1500 PCM Holding Deposit £346
- Beautifully Presented Throughout
- Large Open Plan Living/Dining Room with French Doors
- Family Bathroom
- Off Road Parking & Garage
- EPC - B Council Tax - C

# Kilmond Gardens

Carleton, Penrith, CA11 8WT

£1,500 Per Calendar Month



This newly built four-bedroom townhouse is beautifully presented throughout and makes a perfect home for young and growing families and professionals alike. Offered to the lettings market on an unfurnished basis, the property boasts great space internally with the addition of off road parking, garage and gardens. Nicely situated within a modern development on the outskirts of Penrith town, the property enjoys excellent access to a wealth of amenities and transport links including the A66 and the M6 motorway.

The accommodation briefly comprises hallway, open plan living/dining room, kitchen and WC/cloakroom to the ground floor. Up on the first floor is a landing, three bedrooms, master en-suite and family bathroom whilst on the second floor is a landing, bedroom and shower room. Externally the property has off road parking, attached single garage and gardens to the front and rear. Gas central heating and double glazing throughout.

EPC - B and Council Tax Band - C

Deposit £1,730

Rent £1,500 PCM

Holding Deposit £346

Tenancy & Compliance Information:

The property will be offered on a periodic assured tenancy. The successful applicant will be provided with the required written tenancy information, including rent, deposit, landlord/agent details, repair responsibilities, and any tenant bill responsibilities, together with the official Renters' Rights Act Information Sheet 2026. Deposit protection will be arranged in accordance with current legislation.

## HALLWAY

Entrance door from the front with internal doors to the kitchen, open plan living/dining room and WC/cloakroom. Stairs to the first floor, radiator and storage cupboard.

## LIVING/DINING ROOM

15'9" x 15'5" (4.80m x 4.70m)

Double glazed window to the rear aspect, double glazed French doors to the rear garden, radiator and under-stairs storage cupboard with lighting internally. Measurements to the maximum points.

## KITCHEN

11'2 x 7'8" (3.40m x 2.34m)

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated eye-level double oven, electric hob, extractor unit, integrated fridge freezer, integrated dishwasher, space and plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap, radiator, recessed spotlights and double glazed window to the front aspect.

## WC/CLOAKROOM

5'0" x 3'1" (1.52m x 0.94m)

Two piece suite comprising WC and wash hand basin. Radiator, extractor fan and obscured double glazed window.

## LANDING

Stairs up from the ground floor hallway with further stairs to the second floor landing. Internal doors to three bedrooms and family bathroom. Radiator.

## MASTER BEDROOM

11'3" x 9'3" (3.43m x 2.82m)

Double glazed window to the rear aspect, radiator and internal door to the en-suite shower room.

## MASTER EN-SUITE

9'11" x 3'9" (3.02m x 1.14m)

Three piece suite comprising WC, wash hand basin and shower enclosure benefitting a mains shower. Chrome towel radiator, recessed spotlights, extractor fan and obscured double glazed window.

## BEDROOM TWO

11'1" x 8'0" (3.38m x 2.44m)

Double glazed window to the front aspect and radiator.

## BEDROOM THREE

7'7" x 7'1" (2.31m x 2.16m)

Double glazed window to the front aspect and radiator.

## FAMILY BATHROOM

8'0" x 5'6" (2.44m x 1.68m)

Three piece suite comprising WC, wash hand basin and bath with mains shower over. Chrome towel radiator, recessed spotlights, extractor fan and obscured double glazed window.

## SECOND FLOOR LANDING

Stairs up from the first floor landing with internal doors to bedroom four and the shower room. Double glazed Velux window and radiator.

## BEDROOM FOUR

12'8" x 11'10" (3.86m x 3.61m)

Double glazed window to the front aspect and radiator.

## SHOWER ROOM

Three piece suite comprising WC, wash hand basin and shower enclosure benefitting a mains shower. Chrome towel radiator, recessed spotlights, extractor fan and double glazed Velux window.

## GARAGE

Attached single garage with manual up and over garage door.

## EXTERNAL

Turfed gardens to the front and rear with off road parking for two vehicles to the front elevation.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - ripen.typed.daunting

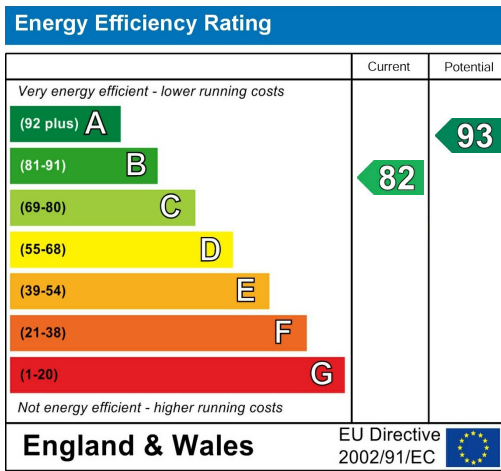
# Floorplan







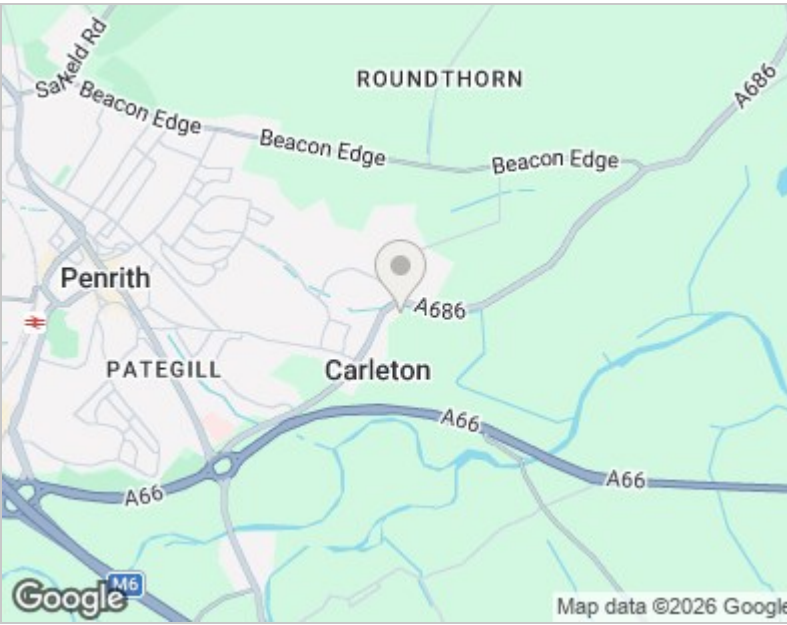
### Energy Efficiency Graph



### Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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