

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

10 Watson Terrace, Penrith, CA11 7ND



- **Smart and Characterful Refurbished Cottage**
- **Convenient Location Close to Penrith Town Centre**
- **Living Room + Dining Kitchen**
- **2 Bedrooms + Bathroom with Shower Over the Bath**
- **Resident Permit Parking Available**
- **Gas Central Heating + Double Glazing**
- **Council Tax Band - A. EPC Rating - D**

Per month £800 Per month

Location

From the centre of Penrith, head up Castlegate, cross over the two mini roundabouts and drive down Brunswick Road. At the bottom of the hill, follow the road to the left and keep in the left lane. Turn left into Brunswick Terrace, but keep going straight ahead into Watson Terrace, number 10 is at the far end on the left.

The what3words position is; tickling.myth.couple

Amenities

Penrith is a popular market town on the edge of the Lake District National Park, 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 as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage, gas and electricity are connected to the property. Council Tax Band A

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 £850

Refundable tenancy deposit: £920

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)

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

WILKES-GREEN + HILL LTD is a member of a client money protection scheme operated by Propertymark

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a composite security door to the;

Vestibule

Doors open to the under stairs store, dining kitchen and:

Living Room 12'5 x 11'3 (3.78m x 3.43m)

Having an attractive CATI horseshoe fireplace with a tiled hearth and a wood surround. There is a double glazed window to the front, a uPVC double glazed window to the side, a double radiator and a TV aerial point.



Kitchen/Dining Room 12'5 x 16'8 (3.78m x 5.08m)

The kitchen area is fitted with a range of matt grey fronted wall and base units and a wood effect work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a built-in electric oven, and hob with stainless steel splashback and a cooker hood and there is plumbing for a washing machine.

A. Multi fuel stove is set in a painted inglenook. The flooring is wood effect laminate, to one corner is a built-in floor cupboard housing the MCB consumer unit and electric meter. There is a double radiator, a uPVC double glazed window to the front and a door opening to the stairs.



First Floor-Landing

Doors lead off to bedrooms and bathroom.

Bedroom One 10'11 x 11'6 (3.33m x 3.51m)

Having a recessed cupboard to one wall, a double radiator and a uPVC double glazed window to the front.

**Bedroom Two 6'3 x 11'4 (1.91m x 3.45m)**

A built-in cupboard to one side also houses a gas fired Combi boiler providing the hot water and central heating. There is a single radiator and a uPVC double glazed window to the front.

**Bathroom 4'6 x 7'10 (1.37m x 2.39m)**

Fitted with a toilet, a wash basin and a bath with a mains fed shower over, tiles to two sides and a clear shower screen. The flooring is wood effect laminate and there is a single radiator and a uPVC double glazed window to the front.

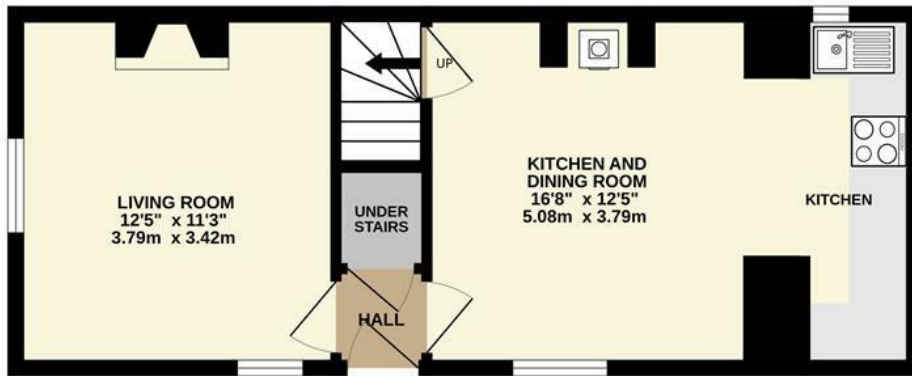


Outside

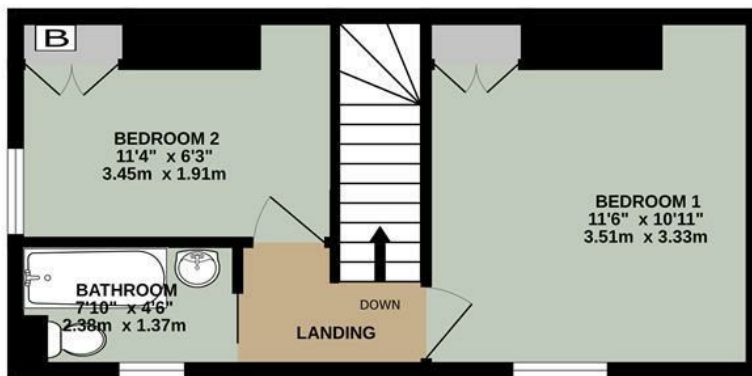
Resident permit parking is available through West Morland and Furness Council.

Opposite the front door to 10 Watson terrace and adjoining a neighbouring building is a stone built out house.

GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.

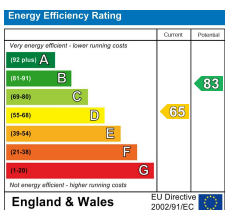


1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 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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