

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

10 Frenchfield Gardens, Penrith, CA11 8TX



- **Detached Bungalow in a Desirable Residential Area**
- **Living Room, Dining Room + Kitchen**
- **3 Bedrooms, Shower Room and WC**
- **Attractive and Level Gardens to Three Sides + Garage**
- **uPVC Double Glazing + Gas Central Heating**
- **Council Tax Band - D. EPC - D**

Per month £1,200 Per month

Located on the southern edge of Penrith in a cul-de-sac of similar properties and occupying a level site, 10 Frenchfield Gardens is a detached bungalow with accommodation comprising; Porch, Living Room open into the Dining Room, Kitchen, Inner Hall, 3 Bedrooms, a Shower Room and a separate WC. There are attractive Gardens to three sides, a small rear Yard and a Garage. This comfortable bungalow also benefits from uPVC Double Glazing and Gas Central Heating.

Location

From the centre of Penrith, head south on King Street and fork left into Roper Street, which becomes Carleton Road. Drive up to the top of the rise and turn left, into Frenchfield Way. Follow the road to the T-junction and turn right again, number 10 is on the left hand side.

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.

Tenure Freehold

The property is freehold and the council tax is band D.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

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 £1200

Refundable tenancy deposit: £1384

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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Main Entrance

Through a uPVC double glazed door with side window to the:

Porch

Having a multi pane glazed door to the:

Living Room 15'10 x 12' (4.83m x 3.66m)

A feature fireplace is set on a marble hearth. There is a large double glazed window to one side and a large sliding patio door with side window overlooks the garden. There is a double radiator, a telephone point, TV point and a satellite lead. The living room is open to the;



Dining Room 8' x 8'6 (2.44m x 2.59m)

Having a double glazed window, a single radiator a door to the inner hall and a sliding door to the;



Kitchen 8'5 x 7'4 (2.57m x 2.24m)

Fitted with a range of gloss grey fronted units and a wood block effect worksurface and splashback with a stainless steel single drainer sink and mixer tap. There is a slot in electric cooker, a washing machine, an integral fridge and an integral freezer. A double glazed window overlooks the garden and the uPVC double glazed door opens to the rear.



Inner Hall

Having a recessed broom cupboard and a ceiling trap to the loft space.

Bedroom One 11'10 x 11'4 (3.61m x 3.45m)

A double glazed window faces to the front and there is a double radiator.



Bedroom Two 11'11 x 9'6 (3.63m x 2.90m)

A double glazed window faces to the front and there is a telephone point and a single radiator.

**Bedroom Three 8' x 8'6 (2.44m x 2.59m)**

There is a single radiator and a double glazed window.

**Shower Room 5'4 x 6'3 (1.63m x 1.91m)**

Fitted with a wash basin and a large shower enclosure having a Triton electric shower over. The walls are fully tiled and there is an extractor fan and a double glazed window. A sliding door opens to an airing cupboard which houses a Worcester condensing combi boiler providing the hot water and central heating.



WC

Fitted with a toilet and there is a double glazed window.



Outside

To the front and side of the bungalow the garden is given over to block paving and gravel with well stocked shrub borders around accessed from the roadside is a;

Garage 18'2 x 9'1 (5.54m x 2.77m)

Having an up and over door, a light and power points. A pedestrian door opens into the yard.



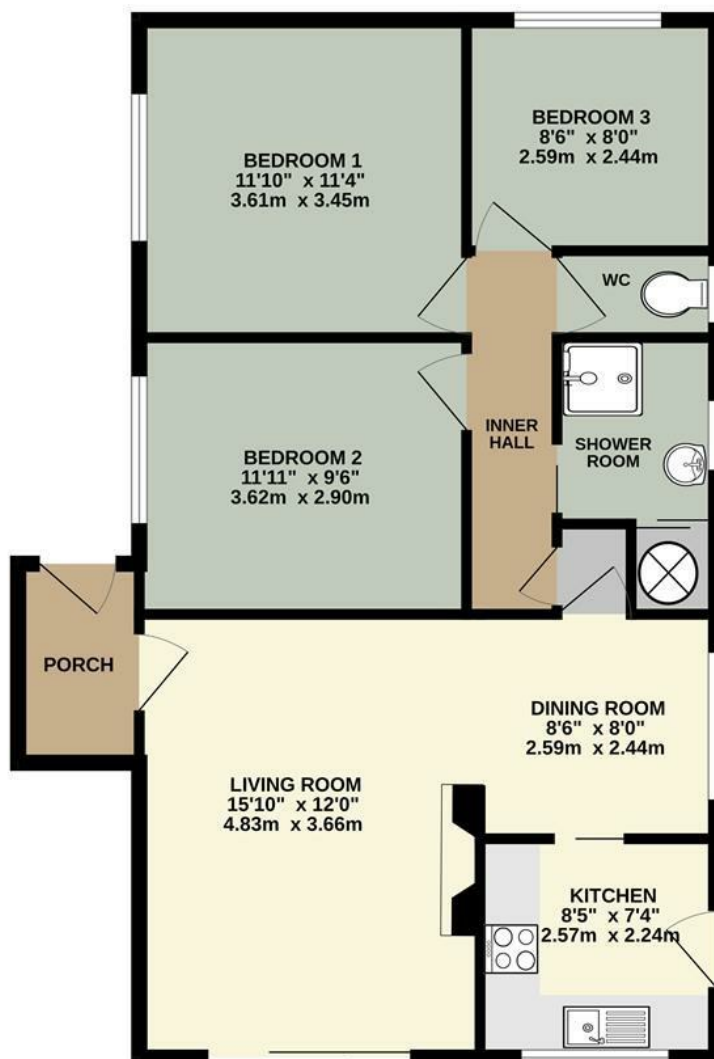
Across the rear of the bungalow is a flagged yard with shrub and flower border to two sides.



The main garden is on the south Gable of the bungalow and is laid to lawn with well stocked flower and shrub borders and a flagged patio across the gable of the building

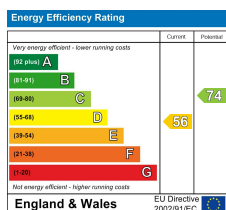


GROUND FLOOR
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 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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