



Texel Croft | Little Salkeld | Penrith | CA10 1NJ

Guide Price £455,000



**DAVID BRITTON**  
ESTATES



## Key Features

- Detached bungalow
- Eden Valley village location
- Spacious accommodation
- Beautifully presented throughout
- High quality fixtures and fittings
- Living room
- Kitchen diner
- Impressive sunroom
- Utility room
- Stylish family bathroom

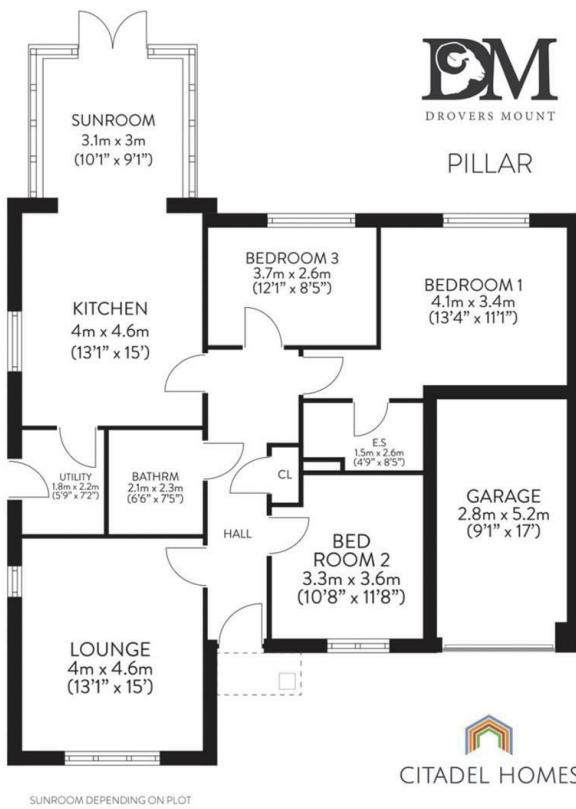
## Summary

Stunning three bedoomed detached bungalow just outside the lovely Eden Valley village of Little Salkeld.





## Floor plans



### COUNCIL TAX BAND - D

#### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		100+	
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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