

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

9 Smithy Court, Greystoke, Cumbria, CA11 0TY



- **Popular Village Location**
- **Terraced Property**
- **One Reception Room & Kitchen**
- **Two Bedrooms & Bathroom**
- **Oil Fired Central Heating & Double glazing**
- **Rear Patio Housing Oil Tank**
- **EPC Rate D**
- **Council Tax Band A**

PCM £700 PCM

Village location terraced house offering one reception room, newly fitted kitchen, two bedrooms and a bathroom with electric shower over the bath. Oil fired central, double glazing and a rear patio area housing the oil tank.

Location

From the centre of Penrith, head up Castlegate and drive over the first mini roundabout and then take the first exit at the next roundabout, signposted to Greystoke. Drive out of Penrith and follow the road into Greystoke. At the junction in the middle of the village, where the priority of the road turns to the left, drive straight ahead, effectively turning right. Drive 150 yards, Smithy Court is on the right.

Amenities Greystoke

In the village of Greystoke there is a village school, church, village shop and post office and a public house. All main facilities are in Penrith. Penrith is a popular market town with a population of around 15,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg University of Central Lancashire. 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 and electricity are connected to the property. Heating is ????????

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

A door leads to the:

Vestibule

Having a RCD unit, ceiling light, cloaks area and panel door to the:

Living Room 14'6x11'9 (4.42mx3.58m)

Having a a double glazed unit, double radiator, TV point, curtain and curtain pole. Open stairs lead to the first floor and a panel door to:



Kitchen 11'8x7'11 (3.56mx2.41m)

Having a newly furnished kitchen with a range of shaker style wall and base units with a built in oven and grill and electric hob. There is plumbing for a washing machine, radiator oil boiler and lino flooring. There is a uPVC window and a uPVC door to the rear.



First Floor - Landing

Having loft access, ceiling light, radiator and a smoke alarm.

**Bedroom One - Front 7' narpwest 4'3x11'8
(2.13m narpwest 1.30mx3.56m)**

Having a double glazed window with curtains and curtain pole, radiator and recess with shelf.



Bathroom 5'6x6'6 (1.68mx1.98m)

Having a three piece suite with WC, wash hand basin and bath with electric Mira mains fed shower over, and shower curtain around. Mirror.



Bedroom Two - Rear

Having a double glazed window, with curtain pole and curtains and a double radiator.



Outside



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 £700

Refundable tenancy deposit: £805

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

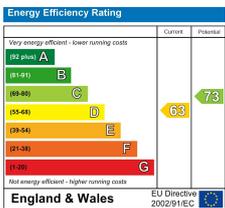
DEFAULT FEE – unpaid rent - 3% over base

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

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



Email - info@wilkesgreenhill.co.uk

Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

