

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **Tymparon Garth Cottage, Newbiggin,, Stainton, Cumbria, CA11 0HS**



- **Newly Redecorated Cottage set in a Village Location**
- **Living Room, Dining Kitchen, Utility Room + Cloakroom**
- **Two Double Bedrooms + Newly Fitted Shower Room**
- **Double Glazing + Electric Night Storage Heaters**
- **Off Road Parking + Garden Area**
- **Not Suitable for Pets or Children**
- **Garage Not Included**
- **EPC Rate E**

**PCM £750 PCM**

## **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. At The Clickham Inn turn left, signposted Newbiggin. On entering the village the cottage is on the left, opposite Tymparon Close

## **Amenities**

Newbiggin is approximately a mile from Stainton. In the village of Stainton is a Church of England nursery and primary school. The village has a Methodist Church, Post Office, public house and a hotel/restaurant. A limited bus service provides access to Penrith, Keswick, Cockermouth etc. The Parish church of St Andrew is in the neighbouring village of Dacre. Other denominations are to be found in Penrith. Newbiggin is just outside the Lake District National Park being and is only 5 miles from Ullswater. 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. There are 6 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 2 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. The Council Tax is Band B  
The property is let without use of the garage

## **Fees**

On signing the tenancy agreement you will be required to pay:

Rent £750

Refundable tenancy deposit: £865

### **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)

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## **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## ACCOMMODATION

### Entrance

Through a hardwood panel door to the

### Dining Kitchen 17'20x10'12 (5.18mx3.05m)

Fitted with dark wood fronted wall and base units with a cream work surface incorporating a stainless steel single drainer sink and a tiled splash back. There is a built in electric oven and hob, space for an upright fridge freezer, a night storage heater and uPVC double glazed windows to the front & rear



### **Living Room 17'10x11'6 (5.44mx3.51m)**

An open fireplace is set in a tiled surround and a uPVC double glazed window faces to the front. Stairs lead to the first floor and there is a night storage heater, two wall light points, a TV aerial points and telephone point.



### **Utility Room 6'4x7'2 (1.93mx2.18m)**

With plumbing for a washing machine, a door leading outside and a door to the

### **Cloakroom**

Fitted with a white toilet and wash basin

### **First Floor - Landing**

The ceiling is part sloped with a double glazed Velux window



### **Bedroom One 17'10x10'3 (5.44mx3.12m)**

A uPVC double glazed window to the gable has a lovely open outlook to the Pennines. There are built in wardrobes providing hanging and shelf space and a night storage heater



### **Bedroom Two 17'10x11' (5.44mx3.35m)**

Having a uPVC double glazed window to the gable, built in wardrobes providing hanging and shelf space and a night storage heater



### **Shower Room**

Fitted with a pale cream three piece suite having a Mira electric shower over the bath and tiles around. A built in airing cupboard houses the hot water tank and shelves. There is a double glazed Velux roof light and a shaver socket.



## Outside

To the front of the cottage there is sufficient space to park a car.

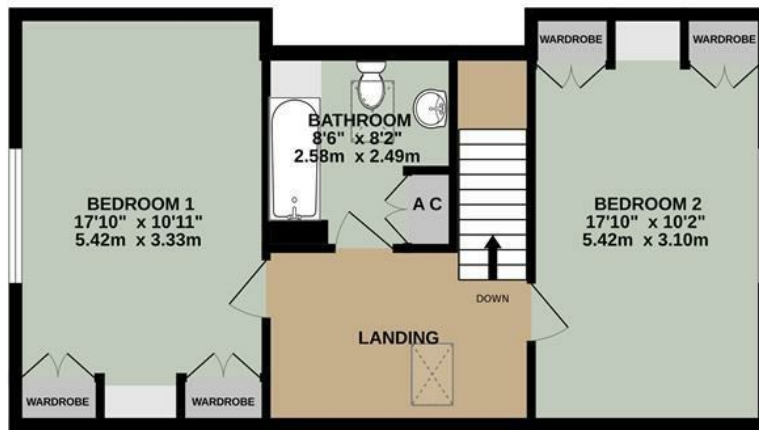
To the rear there is a strip of garden to gravel with concrete paths and a wooden shed.



GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.

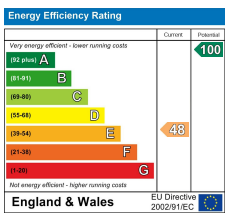


1ST FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1004 sq.ft. (93.2 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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