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Residential
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Letting Agents

16 Rydal Crescent, Penrith, Cumbria, CA11 8PL



- **Significantly Extended, Updated and Improved Detached Bungalow**
- **Immaculate, Spacious and Contemporary Living Space**
- **Large Open Plan Kitchen Dining/Sun Room + Living Room**
- **3 Bedrooms and Generous Bathroom with Separate Shower**
- **Rear Garden with a South Westerly Aspect**
- **Off Road Parking Space**
- **uPVC Double Glazing**
- **Gas Central Heating via a Condensing Boiler**
- **EPC C**

PCM £1,250 PCM

16 Rydal Crescent is a most impressive, detached bungalow, offering stylish, spacious and contemporary accommodating comprising: Entrance Hall, Living Room, Large Open Plan Kitchen/Dining Sun Room, Laundry Room, Cloakroom, 3 Bedrooms and a roomy Bathroom with a Separate Shower enclosure. Outside there is a Low Maintenance Front Garden with Off Road Parking Space and to the rear is a Good Size Garden with an Open South Westerly Aspect.

The property also has the benefit of uPVC Double Glazing and Gas Central Heating via a Condensing Boiler, giving an impressive EPC rating of C.

Location

From the centre of Penrith, head out of Great Dockray on Castle Hill Road, which becomes Wetheriggs Lane and then Clifford Road. Rydal Crescent is on the right and number 16 is on the left

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 16,000 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. The council tax is band C.

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 £1250

Refundable tenancy deposit: £1440

FEEES 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

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Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC door to the;

Hallway

Having 2 single radiators and a ceiling trap to the loft space. A floor cupboard houses the MCB consumer unit. Oak panel doors lead off.

Living Room 10' x 15'3 (3.05m x 4.65m)

A living flame gas fired stove is set in a simple inglenook with a granite hearth. A uPVC double glazed window faces to the front and there is a double radiator, a TV aerial lead and glazed oak double doors open into the;



Open Plan Dining Kitchen + Sun Room 26' x 18'11 (7.92m x 5.77m)

The kitchen is fitted with a range of gloss white fronted base units and a white flecked work surface and side panels incorporating a stainless steel 1 1/2 single drainer sink with mixer tap and tiled splash back. There is a space for a dual fuel range type cooker with a stainless steel splash back and extractor hood. There is an integrated dishwasher and space for an American style fridge freezer To one wall are recessed larder cupboards and an open doorway leads to the utility room.



The dining area has laminate flooring, a double radiator and uPVC double glazed window.



The day room backs onto the garden and has laminate flooring, recessed LED downlights, two double glazed sky lights and a double radiator in a radiator cover. Two sets of uPVC double glazed patio doors open onto the garden. TV aerial point.

Utility Room 20'1 x 4'7 (6.12m x 1.40m)

With gloss white fronted base units to one side with a white flecked work surface incorporating a stainless steel single drainer sink and mixer tap. There is plumbing for a washing machine and space for a tumble dryer, recessed LED downlights, a double radiator and uPVC double glazed door to the outside. An oak panel door opens to the;

Cloakroom

Fitted with a white toilet and wash basin. A wall mounted Baxi condensing combi boiler provides the hot water and central heating and has a housing built around with a cupboard below. There are recessed LED downlights, a single radiator and uPVC double glazed window.

Bedroom One 15'3 x 9'10 (4.65m x 3.00m)

A uPVC double glazed window looks out onto the rear garden and there is a double radiator.



Bedroom Two 9'10 x 13'5 (3.00m x 4.09m)

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



Bedroom Three 9' x 7'6 (2.74m x 2.29m)

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



Bathroom 11'3 x 7'5 (3.43m x 2.26m)

Fitted with a white bath having central mounted taps and shower enclosure and a toilet and wash basin set in a two drawer base unit. A large shower enclosure with a mains fed rainwater shower has water proof boarding to three sides. The walls are tiled and the ceiling has recessed LED downlights and there is a heated towel rail, shaver socket and extractor fan and uPVC double glazed window.



Outside

To the front of the bungalow the garden has been laid to gravel and there is an off road parking space.

A path around one side of the bungalow with a metal gate, leads around to the rear garden.



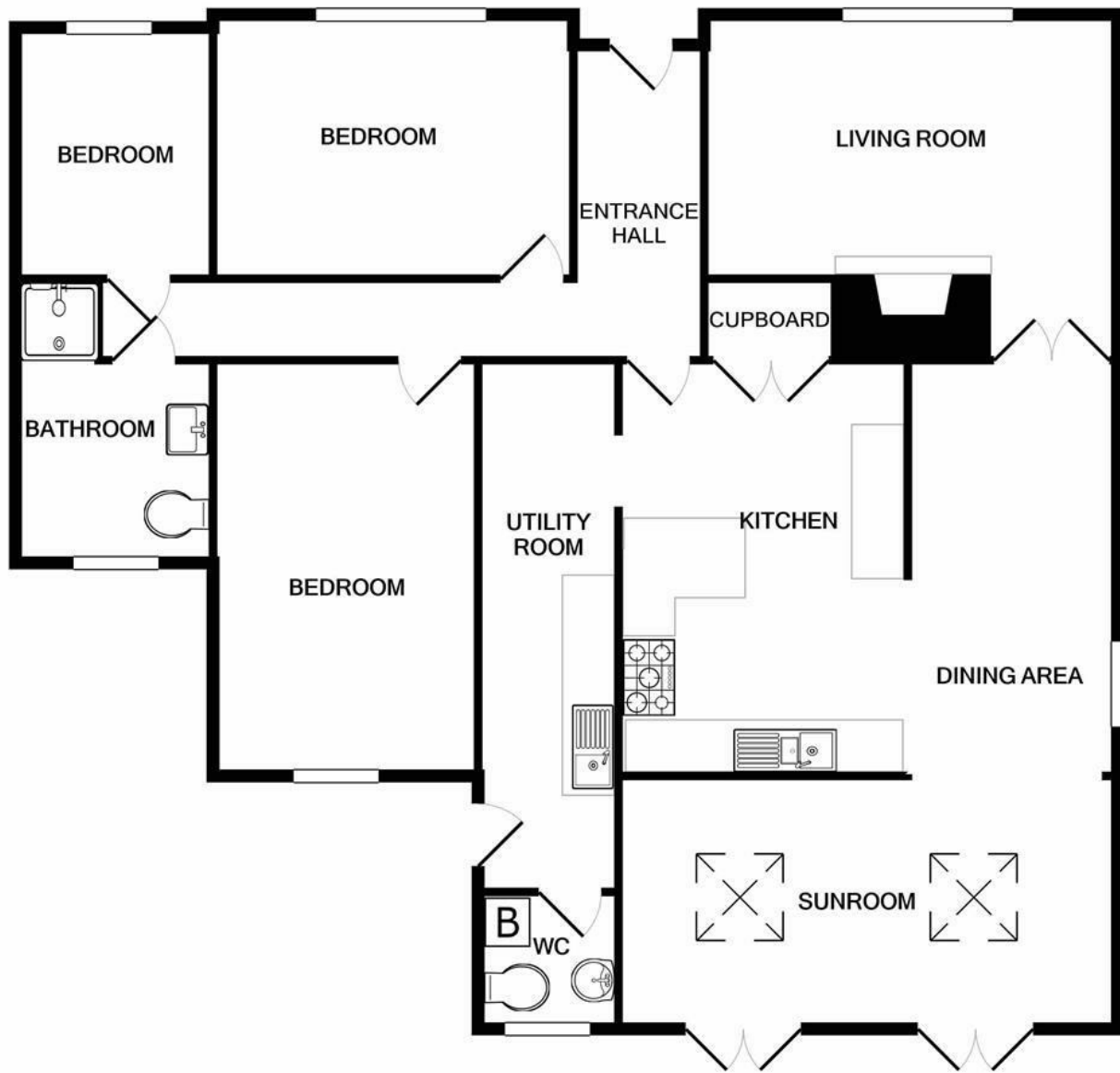
The rear garden is mainly laid to lawn with a large stone flagged patio across the rear of the bungalow and a path around the lawn.

There are outside power points, light and tap.

Beyond the lawn is;

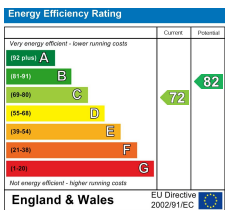
Shed 9'3 x 17'4 (2.82m x 5.28m)

With part glazed doors. Please note there is no flooring in the shed.



TOTAL APPROX. FLOOR AREA 1366 SQ.FT. (126.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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