

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

20 Eamont Mews, Pategill, Penrith, CA11 8UB



- **Modern Mid Terraced House**
- **Living Room + Dining Kitchen**
- **Two Bedrooms + Bathroom with Shower Over Bath**
- **Paved Rear Garden + Off Road Parking Space**
- **Gas Central Heating + uPVC Double Glazing**
- **EPC Rate - C, Council Tax Band - B**

£750

Location

From Penrith Town centre, head down King Street, turn left at the first traffic lights take the third right into Pategill estate. Keep right and follow the road for approximately 300 metres and Eamont Mews 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. Council tax band B.

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a part double glazed composite security door to the;

Porch

Having a single radiator, oak flooring and a wall mounted MCB consumer unit. A part glazed oak door opens to the;

Living Room 13'9 x 12'7 (4.19m x 3.84m)

There is a wall mounted flame effect fire, two double radiators, a TV point and a telephone point. A part glazed door lead to the;



Kitchen 8'1 x 12'7 (2.46m x 3.84m)

Fitted with a range of gloss grey fronted units and a stone chip effect works surface incorporating stainless steel, single drainer sink with mixer tap and tile splashback, There is a built-in electric double oven and ceramic hob with a cooker hood above, a built-in microwave oven and included in the rent is a dishwasher, a washing machine and an American style fridge freezer,. One of the cupboards houses the Worcester condensing combi boiler providing the hot water and central heating. A UPVC double glazed window and door faced to the rear.



First Floor - Landing

Oak doors lead off.

Bedroom One 8'1 x 12'7 (2.46m x 3.84m)

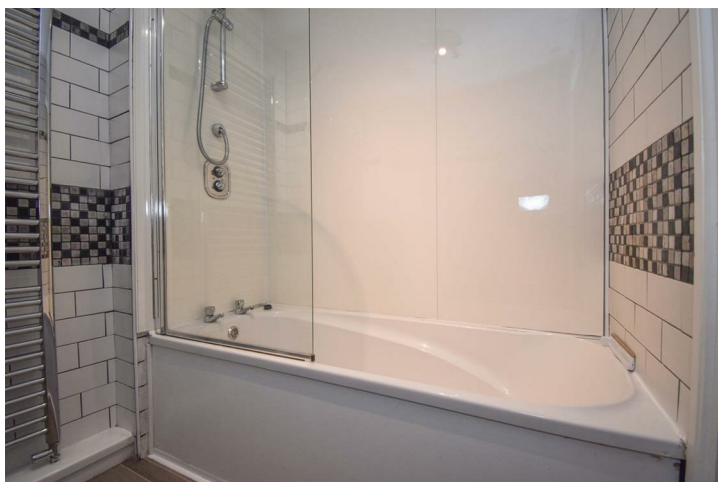
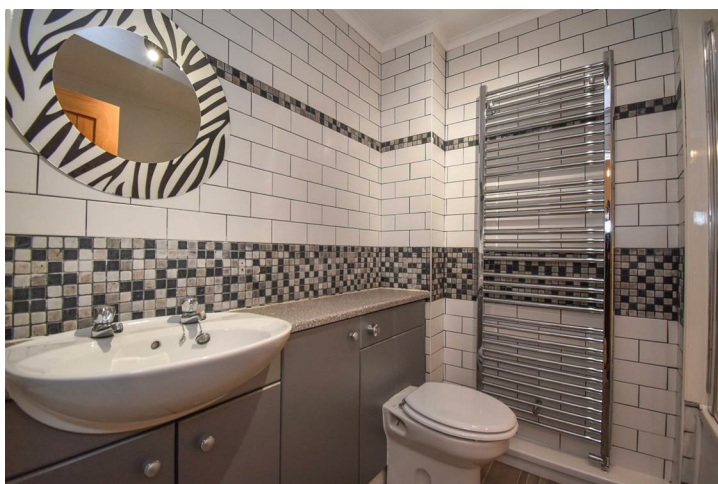
Having a TV aerial point, a single radiator and two UPVC double glazed windows to the rear.

**Bedroom Two 7'8 x 12'7 (2.34m x 3.84m)**

There is a built-in storage cupboard above the stair head, a double radiator and 2 uPVC double glazed windows face to the front

**Bathroom 6'10 x 6'1 (2.08m x 1.85m)**

The wash basin and the toilet are set in a vanity unit with a concealed cistern and storage cabinets. Over the bath is a mains fed shower with marine boards to 2 sides. The remaining walls are tiled and there is a chrome heated towel rail and an extractor fan.



Outside

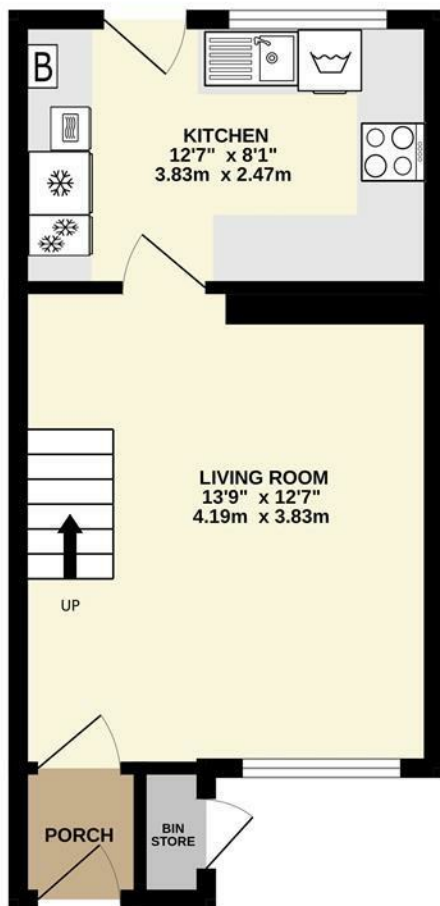
There is an allocated parking space private to number 20 .

To the front of the house is a part gravel/part paved forecourt.

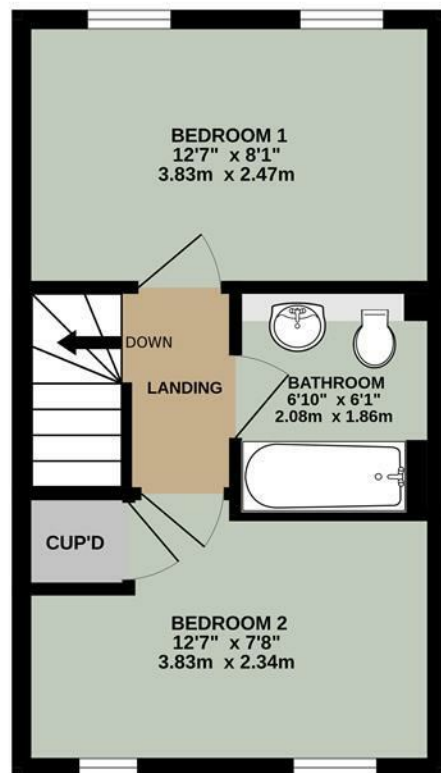
To the rear of the house is a paved garden area with summer house



GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.

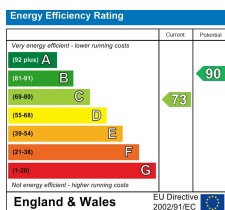


1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.1 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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