

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **14 Millerstone Rise, Kirkby Thore, CA10 1XH**



- **Modern Detached Family Home**
- **Eden Valley Village Between Penrith and Appleby**
- **Living Room, Dining Room, Kitchen + Cloakroom**
- **4 Bedrooms, En-Suite Shower Room + House Bathroom**
- **Off Road Parking + Garage**
- **Low Maintenance Garden to the Rear**
- **uPVC Double Glazing + Oil Central Heating**
- **Council Tax Band - C. EPC - D**
- **Sorry No Pets**

**PCM £1,100 PCM**

14 Millerstone Rise is a comfortable and spacious modern detached family home in the heart of an Eden Valley village between Penrith and Appleby with accommodation comprising: Hallway, Living Room, Dining Room, Kitchen, Cloakroom, Landing, 4 Bedrooms, an En-Suite Shower Room and a House Bathroom. Outside there is Off Road Parking leading to an Integral Garage and there is a low maintenance Garden to the rear. The property also benefits from uPVC Double Glazing and Oil Central Heating via a Condensing Boiler.

### **Location**

From Penrith, head east on the A66, and drive to Kirkby Thore. Turn left off the A66 into Kirkby Thore, follow the road through the village. turn left into Townhead Garth and left again into Millerstone Rise.

### **Amenities Penrith**

In the village of Kirkby Thore, there is an infant and primary school, a church, a village shop and sub post office and a café/restaurant. All main facilities are in Penrith.

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 and electricity are connected to the property. Heating is by fuel oil.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **Fees**

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

Rent £1100

Refundable tenancy deposit: £1265

### **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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## **ACCOMMODATION**

### **Entrance**

Through a uPVC double glazed door to the;

### **Hall**

Stairs lead to the first floor with open storage below. The flooring is laminate and there is a single radiator.



### **Living Room 17'11 x 10'7 (5.46m x 3.23m)**

An electric flame effect fire is set in a marble hearth and back with a wood surround. There is a uPVC double glazed window to the front, two double radiators, a TV point and telephone point, multi pane glazed doors open to the;



### **Dining Room 10'7 x 10'7 (3.23m x 3.23m)**

A uPVC double glazed window faces to the rear and there is a double radiator and door back into the hall.





### **Kitchen 11'4 x 11'4 (3.45m x 3.45m)**

Fitted with wall and base units and having a stainless steel single drainer sink with mixer tap and tiled splashback. There is a slot in electric cooker, plumbing for a washing machine and space for an upright fridge freezer. A Worcester oil fired condensing combi boiler provides the hot water and central heating. There are uPVC double glazed windows to the side and rear and uPVC double glazed door to the rear.



### **Cloakroom**

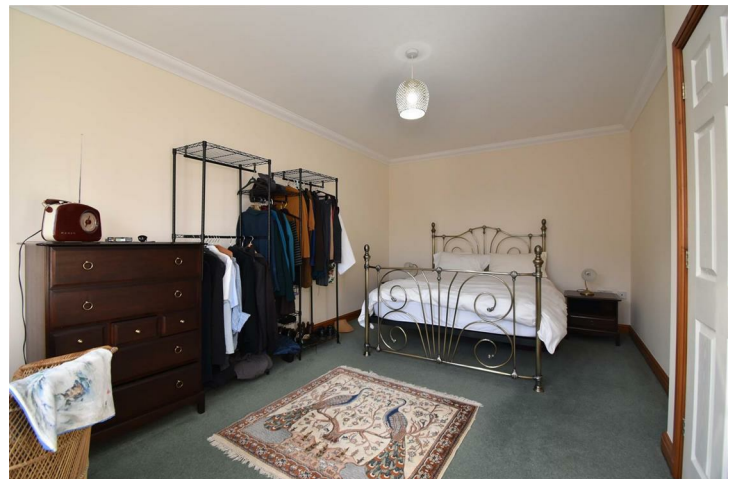
Fitted with a toilet, wash hand basin. There is a single radiator and uPVC double glazed window .

### **First Floor-Landing**

A airing cupboard has a single radiator and shelves. There is a single radiator and ceiling trap to the loft space.

### **Bedroom One 17'11 x 10 (5.46m x 3.05m)**

A uPVC double glazed window faces to the front and there is a single radiator, a TV and telephone point.



**En-Suite 4'11 x 6'8 (1.50m x 2.03m)**

Fitted with a toilet, a wash basin and shower enclosure, tiled to two sides with a mains fed shower. There is a single radiator, shaver socket, electrical fan and uPVC double glazed window to the front.

**Bedroom Two 10'7 x 10'7 (3.23m x 3.23m)**

Having a uPVC double glazed window to the rear and single radiator and telephone point.

**Bedroom Three 12'1 x 7'9 (3.68m x 2.36m)**

Having a single radiator, a telephone point and uPVC double glazed window to the side.

**Bedroom Four 10'11 x 8'8 (3.33m x 2.64m)**

There is a single radiator and a uPVC double glazed window to the side, a TV and telephone point.

**Bathroom 5'7 x 7'1 (1.70m x 2.16m)**

Fitted with a white toilet, wash basin and a steel bath. There is a single radiator, a shaver socket/light, an extractor fan and uPVC double glazed window to the rear.

**Outside**

To the front of the house is a block paved forecourt for off road parking and access to the;

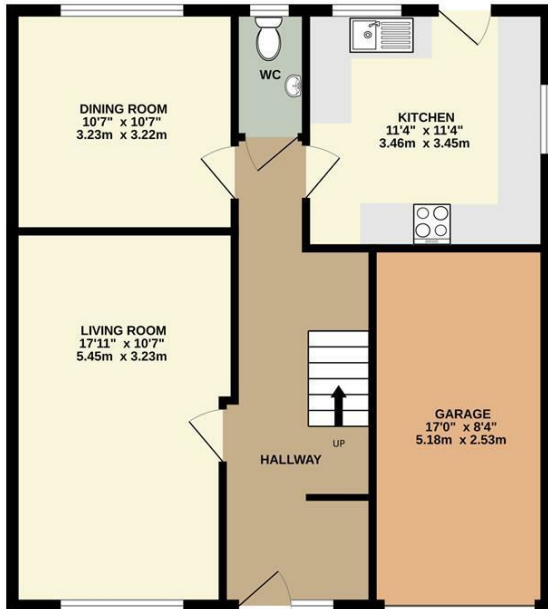
**Garage 17' x 8'4 (5.18m x 2.54m)**

With an up and over door, light, power and water.

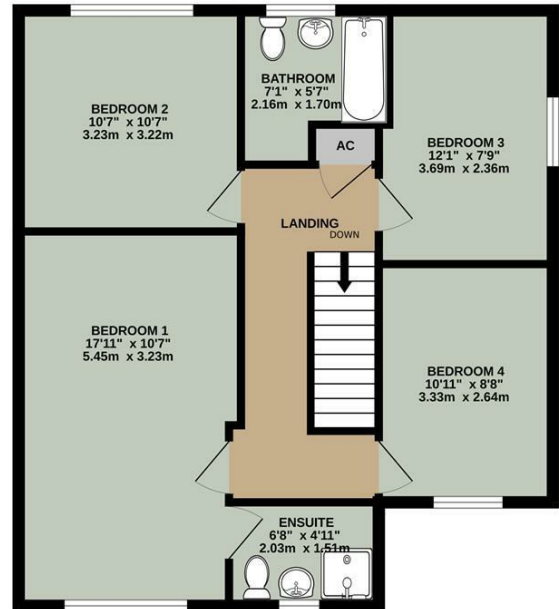
A path to each side of the house leads to the rear garden which is to a mix of gravel and flags.



GROUND FLOOR  
724 sq.ft. (67.2 sq.m.) approx.

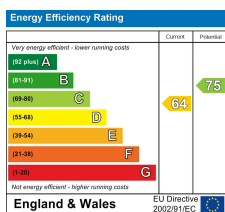


1ST FLOOR  
680 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 1403 sq.ft. (130.4 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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