

**WILKES
GREEN
HILL**

Residential
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Letting Agents

16 Southwaite Green Mill Eamont Bridge, Cumbria, CA10 2BY



- **Smart and Spacious Detached Park Home Bungalow**
- **Popular Retirement Site for the Over 55s**
- **Village Location Less Than 2 Miles from Penrith Town Centre**
- **Living Room, Dining Room, Kitchen, Utility Room + Cloakroom**
- **3 Bedrooms + Shower Room**
- **LPG Central Heating via a Condensing Boiler**
- **uPVC Double Glazing**
- **Easy to Manage Gardens with Summer House**
- **Off Road Parking Space + Garage**
- **EPC Exempt**

Price £125,000

16 Southwaite Green Mill is a detached Park Home Bungalow on a popular site Retirement Site for the over 55s and is less than 2 miles from the centre of Penrith. The bungalow is well maintained and presented, offering comfortable accommodation comprising: Hallway, Living Room, Dining Room, Kitchen, Utility Room, 3 Bedrooms and a Shower Room. The property is set in an easy to maintain Garden, laid to gravel and with an area to one end giving a good degree of privacy and having a Summer House. There is also an Off Road Parking Space and a Garage. The bungalow also benefits from LPG Central Heating and has uPVC Double Glazing.

Location

From the center of Penrith, head South on the A6 and drive to Eamont Bridge. In the village at the mini roundabout, turn right on the B5320 signposted to Tirril and Pooley Bridge. Drive 200 yards and turn right, signposted to Southwaite Green. Follow the road into the Park Home site.

Amenities

In Eamont Bridge there are two public houses. Penrith, 1 mile further, 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 College. 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 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, and electricity are connected to the property. Heating is by LPG, each park home is independently metered.

Tenure

The vendors inform us that the property is governed by the Mobile Homes Act 1983 and is subject to payment of a ground rent currently £1173.50 paid annually in March plus £155 current water rates paid annually in April. The council tax band is A.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the;

Hall

There is a single radiator, a recessed coat cupboard and a cloakroom.

Dining Room 8'6 x 9'10 (2.59m x 3.00m)

Having uPVC double glazed windows and a single radiator. There is a door to the kitchen and broad opening to the:



Living Room 19'8 x 11'11 (5.99m x 3.63m)

uPVC double glazed windows face to two sides. There is a feature fireplace suitable for electric fire, two single radiators, a TV aerial point and three wall light points.



Kitchen 9'7 x 11'10 (2.92m x 3.61m)

Fitted with a range of white fronted units and work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is slot in electric cooker, plumbing for a dishwasher and space for an upright fridge freezer. There is a double radiator, an extractor fan, a uPVC double glazed window to the rear and door to the;



Utility 9'7 x 5'3 (2.92m x 1.60m)

Having plumbing for a washing machine and space for a tumble dryer. An airing cupboard houses a Worcester LPG condensing combi boiler which provides the hot water and central heating. There is a single radiator and a uPVC double glazed door to the;

Rear Porch

With uPVC double glazed windows to two sides and a door to the outside.

Bedroom One 9'8 x 9'10 (2.95m x 3.00m)

With fitted wardrobes and drawers and having a uPVC double glazed window and single radiator.



Bedroom Two 9'8 x 9'4 (2.95m x 2.84m)

With fitted wardrobes and drawers and having a uPVC double glazed window and single radiator.



Bedroom Three 6'6 x 5'9 (1.98m x 1.75m)

Having a single wardrobe, a single radiator and uPVC double glazed window.

Shower Room 6'6 x 5'7 (1.98m x 1.70m)

Fitted with a white toilet, wash basin and a quadrant shower enclosure with marine board to two sides and a mains fed shower. There is a heated towel rail, an extractor fan and uPVC double glazed window.



Outside

Across the front of the park home is a garden to gravel and well tended shrubs.

To the rear is gravelled parking space giving access to the garage;



Garage 19'3 x 10'4 (5.87m x 3.15m)

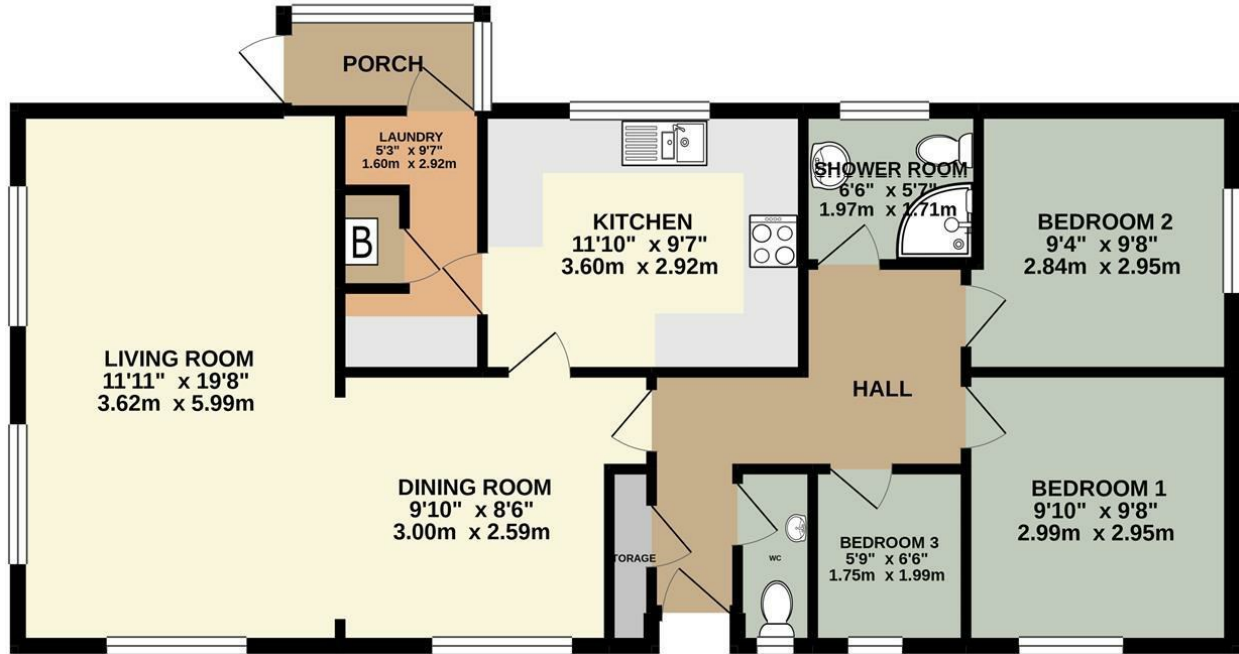
Having an up and over door light and power.

To one end is a flagged and gravelled garden area which offers a degree of privacy.

Summer House 5'8 x 10'3 (1.73m x 3.12m)

With light and power.

GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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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