

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

17 Lark Field, Penrith, CA11 7NY



- **Well Presented Modern End of Terrace House**
- **Situated at the Head of a Cul-de-Sac**
- **Living Room + Kitchen**
- **2 Bedrooms and Bathroom with Shower Over the Bath**
- **2 Off Road Parking Spaces**
- **Attractive Garden to the Side and Rear**
- **uPVC Double Glazing + Gas Central Heating via a Comb Boiler**
- **Council Tax Band - A. EPC Rating - C**
- **Pets by Negotiation**

PCM £750 PCM

Located at the head of a cul-de-sac to the north of Penrith town centre, 17 Larkfield is a comfortable and well presented modern end of terraced house with accommodation comprising; Entrance Hall, Living Room, Kitchen, 2 Bedrooms and a Bathroom. Outside There are two off road parking spaces and an attractive garden to the side and rear. The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler.

Location

From The centre of Penrith, head North from the town centre up Scotland Road. Turn left beyond the shell petrol station, Lark Field is on the right and 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.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Fees

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

Rent £750.00

Refundable tenancy deposit: £865.00

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 the flooring is laminate there is a single radiator and a large walk-in coat cupboard with radiator. A door opens to the;



Living Room 18'5 x 8'8 (5.61m x 2.64m)

Having laminate flooring, a double radiator, a satellite lead, a telephone point and a Fibrus telecoms connection. There are uPVC double glazed windows to the front and side and patio doors opening to the rear. A door opens to;



Kitchen 9'4 x 7'3 (2.84m x 2.21m)

Fitted with oak fronted units and a cream worksurface incorporating a stainless steel single drainer sink and a tiled splashback. There is a built-in electric oven and hob with cooker hood, plumbing for a washing machine and included in the rent is an upright fridge freezer. A wall mounted Gloworm gas condensing combi boiler provides the hot water and central heating. There is a single radiator and a uPVC double glazed window to the rear.



First Floor-Landing

uPVC double glazed window over the stairwell gives natural light .

Bedroom One 12'10 x 9'3 (3.91m x 2.82m)

Having a single radiator a TV aerial lead and UPVC double glazed windows to the front and side.



Bedroom Two 9'7 x 8'10 (2.92m x 2.69m)

There is a single radiator and uPVC double glazed windows face to the rear and side.



Bathroom 6'5 x 5'6 (1.96m x 1.68m)

Fitted with a white three-piece suite having a Mira electric shower over the bath and a clear shower screen. The walls are fully tiled and there is an extractor fan, a chrome heated towel rail and a uPVC double glazed window to the rear.



Outside

To the front of the house is a block paved double parking space.



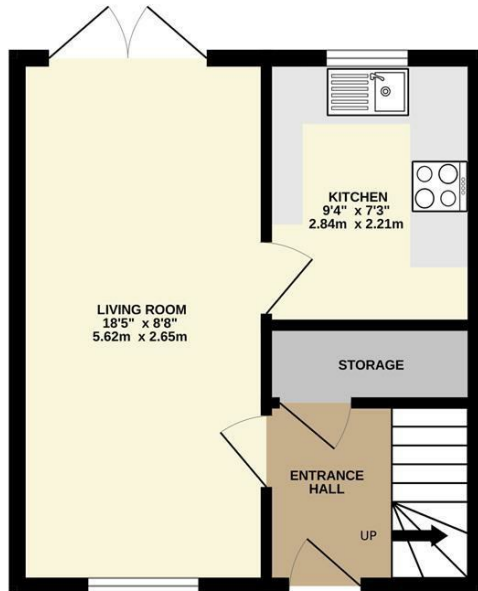
A gate opens to the garden leading along the side with a gravel area having a raised flower and shrub bed.



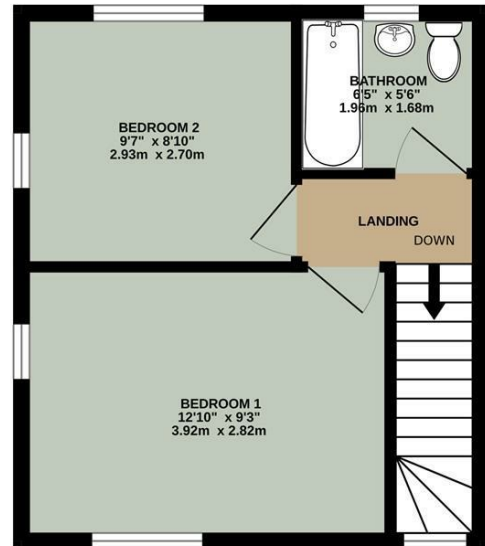
To the rear is a stone flagged patio with three steps up to a lawn garden area with a raised bed across the rear and having a storage shed.



GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.

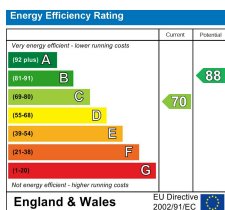


1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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