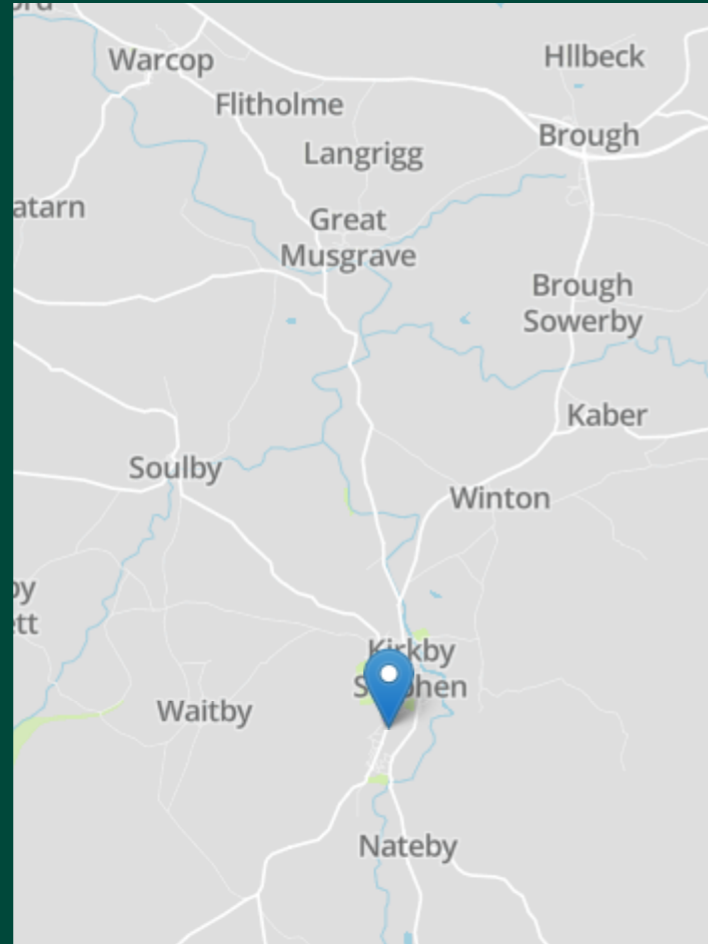


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



7 Mellwood, Kirkby Stephen, Cumbria, CA17 4SD

- First floor apartment
- Close to town centre
- Two bedrooms
- Council Tax: Band B
- Garage and parking
- EPC rating D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



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www.pfk.co.uk

LOCATION

The property lies within a short walk of the town centre. Kirkby Stephen provides a good range of everyday facilities including a supermarket, bank, post office, hotel and public houses, primary and secondary schools and has many sports facilities. Kirkby Stephen lies about 12 miles from the M6 at Tebay, Junction 38 and 5 miles from Brough/A66, and the town also benefits from a station on the scenic Settle-Carlisle railway line.

PROPERTY DESCRIPTION

Well presented two bed flat with living room, kitchen and bathroom, garage and parking. With pleasant views of the surrounding hills and within walking distance of the town centre.

ACCOMMODATION

Entrance Hall

A communal entrance hall has stairs leading to the first floor landing and to the apartment.

Bedroom 1

3.2m x 3.1m (10' 6" x 10' 2") Double bedroom with window and wall mounted panel heater.

Bedroom 2

2.7m x 1.9m (8' 10" x 6' 3") Single bedroom with window and wall mounted panel heater.

Bathroom

Fitted with three piece suite comprising panelled bath with shower over, wash hand basin and WC, part tiled walls and cupboard housing the hot water cylinder.

Lounge

4.6m x 3.2m (15' 1" x 10' 6") Good sized reception room with wood burning stove on a slate hearth with brick surround and wood mantel, electric panel heater, laminate flooring and patio doors leading to the outdoor space.

Kitchen

2.50m x 2.16m (8' 2" x 7' 1") 2.5Fitted with a good range of wall and base units with complementary work surfacing over, incorporating stainless steel sink and drainer unit with tiled splashbacks. Integrated, newly installed electric oven with hob and extractor over, plumbing for washing machine and space for fridge.

EXTERNALLY

To the rear is a patio area which overlooks open countryside. The apartment also benefits from a garage and offroad parking space for one car.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is managed by PFK.

Terms: EPC rating: D

Rental: £465 PCM plus all other outgoings

Deposit: Equal to one month's rent

Conditions: No smokers allowed.

Please note Immigration Act 2014 checks will apply.

Leasehold

Under the terms of the lease, no pets are permitted in the property.

Referral & Other Payments

PFK work with preferred providers for the delivery of certain services necessary for a house letting. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Company M & G EPCs Ltd - EPC and floorplan £35.00; EPC only £24.00; floorplan only £6.00. 'Mark-Up Values' - PFK receive payment in respect of the following - Inventories: figure ranging between £80 and £130; tenant referencing: £32; fitting of smoke/carbon monoxide alarms: £5. All figures quoted are inclusive of VAT.

Permitted & Other Payments

Rent: a tenant's regular payment to a landlord for the use of the property; Tenancy Deposit: money held on behalf of the tenant as security during the period of the tenancy and reserved for any damages or defaults by the tenant; Loss of keys, security device: £15.00 plus cost of keys/security device; Variation of Contract: £50.00; Early Termination/Surrender: a charge for an early termination can be made, this will not exceed the financial loss the landlord will suffer (these charges could cover the outstanding rent and marketing costs) as per the Tenant Fee Act 2019 Schedule 1; Utilities: tenants are responsible for paying bills in accordance with the tenancy agreement which could include council tax, utility payments (gas, electric, water) and communication services (TV, broadband & phone); Default fees under the tenancy agreement. All figures quoted are inclusive of VAT.

LETTING DETAILS

Services: Mains electricity, water and drainage. Electric heating, wood burning stove and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: From Kirkby Stephen town centre go southwards through the traffic lights along High Street, then onto South Road. The property lies on the left hand side.

