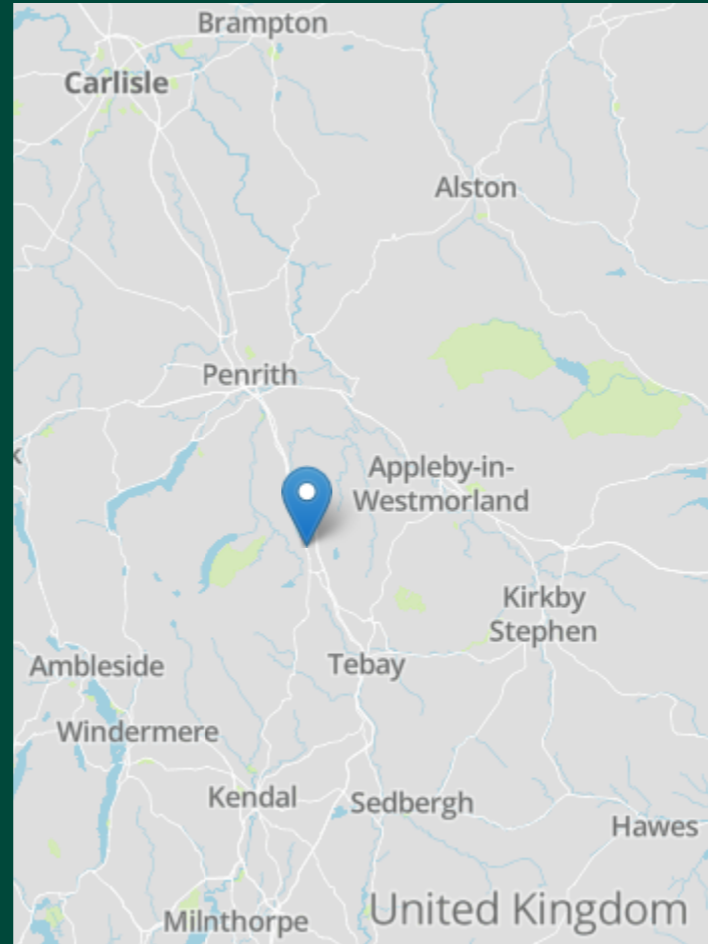


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



4 Green Croft, Shap, Penrith, Cumbria, CA10 3PB

- Semi detached house
- Single garage
- Council tax - Band B
- 4 Bedrooms
- Newly refurbished
- Popular village location
- 2 Bathrooms
- Parking for 3/4 cars
- 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' and 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



01768 862135

penrith@pfc.co.uk

www.pfc.co.uk

LOCATION

Acknowledged as the "Gateway to the Eastern Lakes", Shap is conveniently located on the A6 between the market towns of Penrith (10 miles) and Kendal (17 miles), the Lake District National Park being on the doorstep. For those wishing to commute there is easy access to the M6 (junction 39), together with a main line railway station in Penrith.

PROPERTY DESCRIPTION

4 Green Croft offers spacious living accommodation with four bedrooms and two bathrooms. The property has just undergone refurbishment and is presented in immaculate condition. Internally the accommodation briefly comprises: large lounge, dining room, kitchen, utility room, four bedrooms - one with ensuite and dressing room, and a family bathroom. Externally the property has off street parking for several vehicles, front lawn, side patio, rear yard and single, integral garage.

ACCOMMODATION

Hallway

Accessed via uPVC entrance door. With stairs to first floor accommodation.

Lounge

7.15m x 3.81m (23' 5" x 12' 6") Spacious living space with front aspect window and patio doors giving access to patio at the side of the house. Three radiators and electric fire.

Dining Room

4.18m x 5.05m (13' 9" x 16' 7") Generous, front aspect, room with electric fire in feature surround, two radiators and under stairs storage.

Kitchen

4.18m x 2.86m (13' 9" x 9' 5") Rear aspect kitchen fitted with a good range of wall and base units with complementary work surfaces, tiled splash backs and 1.5-bowl stainless steel sink/drain unit with mixer tap. Freestanding range cooker with gas hob, electric oven and extractor fan above. Radiator.

Utility Room

1.65m x 2.87m (5' 5" x 9' 5") With space/plumbing for washing machine, heated towel rail and door to integral garage.

FIRST FLOOR

Principal Bedroom

4.67m x 3.83m (15' 4" x 12' 7") Large, double bedroom with windows to front and side elevations, radiator, walk-in, shelved, dressing room/wardrobe (with radiator) and access to:-

En Suite Shower Room

Newly refurbished with fully tiled walls and floor and brand new suite comprising shower enclosure, WC and wash hand basin. Window to rear aspect and heated towel rail.

Family Bathroom

Fully refurbished family bathroom with fully tiled walls and floor and brand new three piece suite comprising bath with shower over, WC and wash hand basin. Large storage/airing cupboard and heated towel rail.

Bedroom 2

3.82m x 2.87m (12' 6" x 9' 5") Rear aspect, double bedroom with radiator.

Bedroom 3

4.18m x 3.05m (13' 9" x 10' 0") Front aspect, double bedroom with radiator.

Bedroom 4

2.74m x 2.84m (9' 0" x 9' 4") max. An L-shaped, front aspect, single bedroom with radiator.

EXTERNALLY

Driveway Parking & Integral Single Garage

Parking: there is driveway parking for two cars and further parking space to the front of the garage.

Single Integral Garage: with up and over door, power, light and water supply. Door to utility room and door to the rear yard.

Garden, Patio & Yard

A lawned garden flanks the driveway at the front of the house. Patio seating area to the side and enclosed yard to the rear.

ADDITIONAL INFORMATION

ADDITIONAL INFORMATION

Management: this property is not managed by PFK.

Terms: Rental: £950 PCM plus all other outgoings; deposit: equal to one month's rent;

Conditions: no smokers allowed. Please note Immigration Act 2014 checks will apply.

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 Payments: Rent: a tenant's regular payment to a landlord for the use of the property; A Refundable 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 charged at cost; Variation or Novation of Contract: £50.00; Early Termination/Surrender: if a tenant wishes to leave early before the tenancy end date, 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 still 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: a fee that is chargeable if the tenant breaches the contract, for such as replacement of keys, late rent payments, damage to property. All figures quoted are inclusive of VAT.

LETTING DETAILS

Services: Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/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 Penrith take the A6 towards Shap. On entering Shap, continue past the Kings Arms public house then take the next right turn into Green Croft. Follow the road to the left and continue around the cul-de-sac to the right where the property can be found just ahead.

