
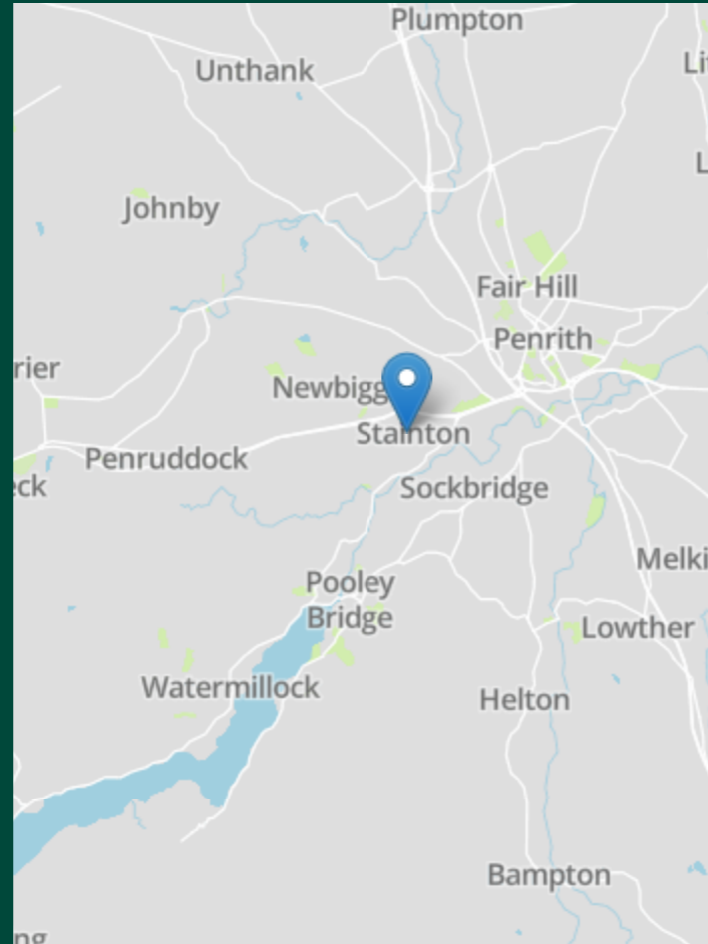


# PFK

Guide price: £185,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	




## 16 Princes Court, Stainton, Penrith, Cumbria, CA11 0EZ

- Modern terraced property
- Enclosed rear garden
- Tenure - freehold
- Three bedrooms
- Local occupancy restriction
- Council tax - Band B
- Popular village location
- Parking
- EPC rating - D

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## LOCATION

Stainton is a popular village conveniently located approx. 2.5 miles west of Penrith, within five minutes' of Jct 40 of the M6, close to the Lake District National Park and within only a 15 minute' drive to Ullswater. The village itself provides a primary school, hotel, traditional inn, post office, chapel and village hall. There is also an hourly, seven day bus service between the village, Penrith and Keswick. Penrith caters well for everyday needs with secondary schools, varied shops, supermarkets, banks, cinema, castle and park, bus and main line railway stations and a good selection of sports/leisure facilities.

## PROPERTY DESCRIPTION

16 Princes Court is a well proportioned, modern, terraced property situated in the popular village of Stainton. Accommodation briefly comprises: lounge, kitchen/diner, two double bedrooms, one single bedroom and a family bathroom. The property has fitted, energy efficient, individually programmed, Fischer, ceramic cored, electric radiators. There is also a log burning stove in the lounge. Externally, the property benefits from the use of a communal parking area to the front and an enclosed, rear garden.

An opportunity to acquire a lovely home in a sought after, village location. An early viewing is recommended.

Please note: this property has a local occupancy restriction and cannot be used for second home purposes.

## ACCOMMODATION

### Entrance Hallway

Accessed via part glazed, uPVC front entrance door. Under stairs storage, electric radiator and stairs to first floor accommodation.

### Kitchen/Diner

3.88m x 3.43m (12' 9" x 11' 3") Front aspect kitchen fitted with a good range of wall and base units with complementary work surfacing, tiled splash back and stainless steel sink/drainage unit. Integrated electric oven and hob, space/plumbing for washing machine, space for freestanding fridge freezer and space for dining table.

### Lounge

3.46m x 5.40m (11' 4" x 17' 9") Good sized, reception room with electric radiator, log burning stove and patio doors providing access to the rear garden.

## FIRST FLOOR

### Landing

With three, good sized, built in storage cupboards (one housing the hot water cylinder). Access, via hatch, to boarded loft space (which also has lighting).

### Bedroom 1

4.10m x 2.67m (13' 5" x 8' 9") Rear aspect, double bedroom with electric heater and built in wardrobe.

### Bedroom 2

2.60m x 2.62m (8' 6" x 8' 7") Front aspect, double bedroom with electric heater and built in wardrobe.

### Bedroom 3

2.26m x 2.65m (7' 5" x 8' 8") Rear aspect, single bedroom.

### Family Bathroom

Partly tiled bathroom with two windows, towel rail and three piece suite comprising large, walk in shower cubicle fitted with electric shower, WC and wash hand basin in vanity unit.

## EXTERNALLY

### Communal Parking Area

The property benefits from use of a communal parking area situated to the front.

### Garden

There is an easy to maintain, small, open plan, gravelled area at the front of the property. To the rear, is a good sized, enclosed garden with patio area, flower bed and log store. There is also access to a path running along the rear of the properties - useful for bin removal etc.

## ADDITIONAL INFORMATION

### Local Occupancy Restriction

This property is subject to a Section 157 Local Occupancy Restriction and must be used as a principal residence, therefore unsuitable as a second home. Occupancy is restricted to a person employed, about to be employed or last employed in the locality or a person who has, for the period in the three years immediately preceding his/her occupation has/had their own principal residence in the locality. In this condition, the locality means the administrative County of Cumbria.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. 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 : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Services: Mains electricity, water & drainage; recently installed double glazing (within the last 12 months); electric radiators installed supplemented by log burning stove; immersion heater installed; telephone & broadband connections installed subject to BT regulations. 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 A66 east toward Keswick. At the Rheged roundabout, take the third exit, continue on the A66 for a short distance then take the left turn signposted to Stainton. Take the fifth left turn into Princes Court, follow the road to the right and the property will be on your right hand side.

