

PFK

Gateletts, Culgaith, Penrith CA10 1QL

Rent: £1,100 pcm





LOCATION

Gateletts is situated in the growing, popular village of Culgaith within the lovely Eden Valley, close to the Lake District National Park, eight miles from Penrith and J40 of the M6 and two miles from the A66. Located at the foot of the Pennines, Culgaith offers hill walking on the doorstep, fishing in the river Eden, Penrith and Appleby golf clubs just eight miles away, and the Lake District National Park within only twelve miles away.

PROPERTY DESCRIPTION

A beautiful, semi-detached family home, with an abundance of original features combined with modern, high quality fixtures and fittings. The property has been redecorated throughout and boasts two reception rooms, complete with multi-fuel stoves, fully fitted kitchen with new Belling range cooker, conservatory, ground floor shower room and useful store cupboard to the ground floor. The first floor accommodation provides four well-proportioned bedrooms and a family bathroom. Externally, a driveway provides off street parking for several cars, and there are gardens to front and side with the addition of a raised decked area.

Conveniently positioned in the heart of the popular village of Culgaith this is a chance to live in a lovely home in sought after community village location.

ACCOMMODATION

Living Room

4.6m x 4.4m (15' 1" x 14' 5") Accessed via uPVC entrance door. A front aspect room with exposed stonework and beams, window seat, multi-fuel stove set within inglenook fireplace, shelved recess to one side and small, original cupboard to the other. Carpeted and access to kitchen, second reception room and inner hallway.

Reception Room 2

3.8m x 4.4m (12' 6" x 14' 5") A dual aspect room with beamed ceiling, recessed spotlights, multi fuel stove housed within sandstone fireplace, wood flooring and part glazed, wooden door leading to: -

Conservatory

2.8m x 3.4m (9' 2" x 11' 2") max. Constructed with low level walling and uPVC windows, this is a wonderful, bright space, versatile in its use with patio doors opening out to a raised, decked area. Laminate flooring and electric points.

Kitchen

2.4m x 2.8m (7' 10" x 9' 2") max. A rear aspect kitchen with twin windows, spotlighting, range of wall, base and larder units, stainless steel sink/drainage unit with mixer tap, and tiled splashback. New Belling, electric range cooker set in recessed, sandstone surround with feature lighting. Further appliances include dishwasher, fridge freezer, washing machine and tumble dryer (which is housed in upper level cupboard). Extractor fan and tiled flooring.

Inner Hallway

With shelved recess and airing/cylinder cupboard. Stairs to first floor.

Shower Room

A fully tiled shower room (walls and floor) with recessed spotlights, obscured window to rear aspect, heated towel rail, extractor fan, wall mounted mirror unit and three piece suite comprising walk in shower cubicle with rainfall shower, wash hand basin on vanity unit and WC.

FIRST FLOOR

Landing

With part vaulted ceiling with exposed beams and obscured, rear aspect window.

Bathroom

A partly tiled bathroom (two walls) with part sloped ceiling, recessed spotlights, rear aspect window, heated towel rail, tiled floor and three piece suite comprising bath with shower over, wash hand basin on vanity unit and WC.

Bedroom 4

3.1m x 2.3m (10' 2" x 7' 7") A small, rear aspect, double bedroom with part sloped ceiling, beams, radiator and carpeting.

Two steps up to upper level landing with access to three further bedrooms.

Bedroom 1

4.5m x 3.0m (14' 9" x 9' 10") A front aspect, double bedroom with recessed spotlights, radiator and carpeting.

Bedroom 2

3.0m x 4.4m (9' 10" x 14' 5") A front aspect, double bedroom with recessed spotlights, radiator and carpeting.

Bedroom 3

3.2m x 2.4m (10' 6" x 7' 10") A front aspect, double bedroom with recessed spotlights, radiator, loft hatch and carpeting.

EXTERNALLY

Parking

Wooden gates provide access to a large, gravelled driveway providing off road parking for several vehicles,

Garden

A low level stone wall borders the property and encloses the garden. Large lawned area to the front with flower borders, raised decked area, outdoor bench seating, covered wood store next to the oil tank at the rear and housing for oil boiler.

ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; oil-fired central heating; double glazing installed throughout; 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.

Management, Terms & Conditions

Management: this property is not managed by PFK.

Terms: Rental: £1,100 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; 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

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Council Tax: Band D

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith follow the A66 east, then follow the B6412 to Culgaith. Continue up the hill over the railway line and, once in the village, turn right at the war memorial (signposted Skirwith). Gateletts is the first house on the right.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	