

# Cumbrian Properties

1 Park View, Culgaith



**Price Region £260,000**

**EPC-B**

Semi-detached property | Local Occupancy Restriction | Solar panels  
2 receptions | 3 bedrooms | 1 bathroom | Conservatory  
Front & rear gardens, drive & carports | Workshop/garage

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## 2/ 1 PARK VIEW, CULGAITH, PENRITH

### LOCAL OCCUPANCY RESTRICTION APPLIES.

This three bedroom semi-detached property is electrically heated and also benefitting from solar panels briefly comprises entrance hall, dining room, lounge, conservatory, fitted kitchen, rear inner hallway leading to the cloakroom and utility room. To the first floor there are three bedrooms, two of which are double and three piece shower room. Externally, to the rear of the property is a lawned garden with a vegetable patch, two car ports and garage/workshop. To the front of the property is a gated driveway along with low maintenance drystone walled garden.

The accommodation with approximate measurements briefly comprises:

**Entrance to the property leads into the entrance hall.**

**ENTRANCE HALL (14' x 6'5)** Doors to the lounge and dining room, staircase to the first floor, double glazed UPVC window to the front and electric storage heater.



ENTRANCE HALL

**LOUNGE (17' x 12')** Double glazed UPVC window to the rear, double glazed UPVC French doors to the conservatory, electric storage heater, fireplace & door to kitchen.



LOUNGE

**CONSERVATORY (10'5 x 9'5)** Double glazed UPVC windows to the side leading to the rear garden and tiled flooring.

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CONSERVATORY

**DINING ROOM** Double glazed UPVC window to the rear and electric storage heater.



DINING ROOM

**KITCHEN (13' x 7')** Fitted kitchen incorporating 1.5 sink and drainer with mixer tap, electric oven and grill, four burner electric hob with tiled splashback and extractor hood above and plumbing for washing machine. Double glazed UPVC windows to the front, electric radiator and door to the inner hallway.



KITCHEN

**REAR INNER HALLWAY (7' x 3')** Leads through to the utility room.

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**UTILITY ROOM (8' x 6')**

**CLOAKROOM (7' x 3')** WC and single glazed window to the side.

**FIRST FLOOR LANDING** Double glazed UPVC window to the front, built-in shelved storage cupboard housing the hot water tank and electrics for the solar panels, electric storage heater and doors to all three bedrooms and shower room.

**BEDROOM 1 (12' x 10')** Double glazed UPVC windows to the rear and electric radiator.



BEDROOM 1

**BEDROOM 2 (15' x 10')** Double glazed UPVC window to the rear, electric radiator and walk-in storage cupboard.



BEDROOM 2

**BEDROOM 3 (12' x 6'5)** Double glazed UPVC window to the rear and electric radiator.



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**SHOWER ROOM (9'5 x 7')** Three piece suite comprising walk-in shower, wash hand basin and WC. Tiled splashback, electric radiator, frosted double glazed UPVC window to the front and panelled ceiling.



SHOWER ROOM

**OUTSIDE** To the rear of the property is a lawned and fenced garden with countryside views over neighbouring fields, car port and **WORKSHOP/GARAGE (24' x 10'5)**. To the bottom of the rear garden is a drystone wall along with gated vegetable patch. To the side of the property is a second car port. To the front of the property there is a gated fenced low maintenance gravelled garden with driveway, mature tree, laid shillies and flowerbeds. The property also benefits from 12 solar panels - 6 to the front and 6 to the rear.



FRONT GARDEN & DRIVE



REAR OF THE PROPERTY



REAR GARDEN

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REAR GARDEN

**LOCAL OCCUPANCY** 1 Park View, Culgaith, Penrith, CA10 1QL comes under the legislation of Section 157 of the Housing Act 1985. This is an Ex-Eden Council property and cannot be sold as a second home or a holiday let.

The criteria for prospective purchasers (PP) is at least one PP, must be able to provide evidence of 'Living or Working within the County of Cumbria' for 3 years prior to purchase.

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band B.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

