

Cumbrian Properties

18 Dukes Meadow, Hutton Roof, Penrith



Price Region £165,000

EPC-

Freehold lodge | Countryside views

Open plan living with wood burning stove | 2 double bedrooms | 1 bathroom

Electric heating & fully double glazed | Gardens & driveway

01768 867788

Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

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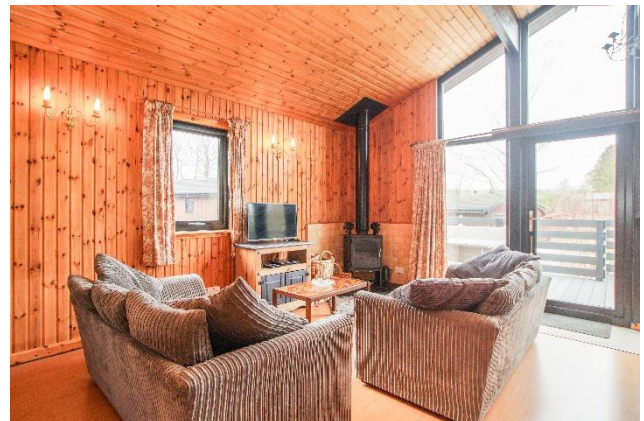
This two double bedroom Freehold lodge is well-presented throughout with the added benefit of single council tax, the property briefly comprises entrance into open plan living comprising lounge with wood burning stove, dining area and fitted kitchen, leading through to the inner hallway with built-in storage cupboard and two double bedrooms and a three piece family bathroom. Externally, to the rear of the lodge is a timber shed for additional storage, wraparound lawn, shillied path along with shillied driveway. To the front of the property is a composite decked seating area with external power. The property is sold with no onward chain.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the open plan living, dining & kitchen area.

OPEN PLAN LIVING, DINING & KITCHEN AREA (20' x 19'5)

DINING LOUNGE AREA Double glazed UPVC door to the front, double glazed UPVC floor to ceiling windows to the front, double glazed UPVC windows to the side, wood stove, two electric heaters and exposed timber beams. Wood effect laminate flooring and door leading to the inner hallway.



OPEN PLAN LIVING & DINING AREA

KITCHEN Fitted kitchen incorporating sink with drainer and mixer tap, electric oven and grill with four burner electric hob, tiled splashback and extractor hood above, plumbing and space for washing machine. Wood effect laminate flooring.

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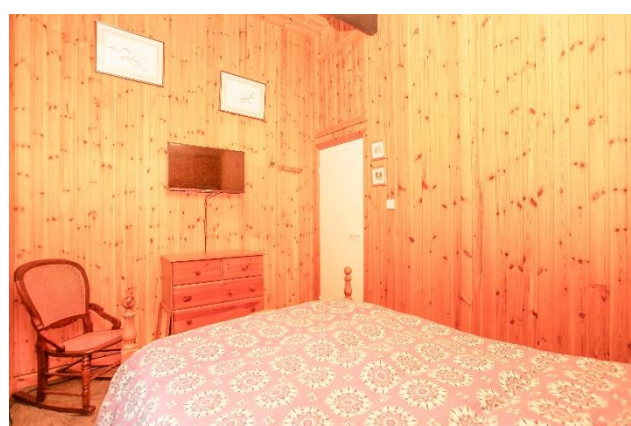
OPEN PLAN KITCHEN AREA

INNER HALLWAY (11' x 3'5) Sliding door to built-in shelved storage cupboard, electric wall mounted radiator and doors to both bedrooms and bathroom.



INNER HALLWAY

BEDROOM 1 (11'5 x 9') Double glazed UPVC window to the rear and electric wall mounted radiator.



BEDROOM 1

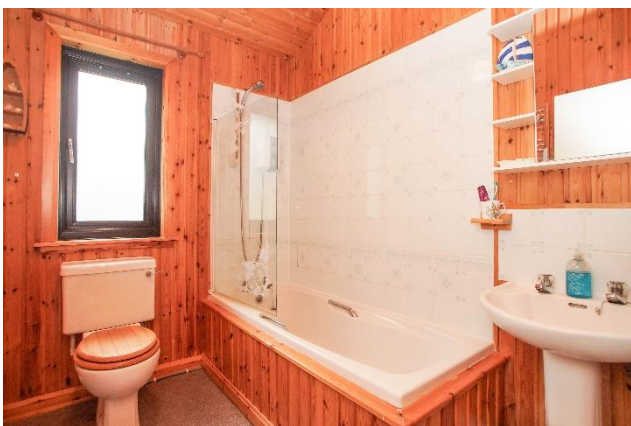
BEDROOM 2 (12'5 x 8') Double glazed UPVC window to the side and electric wall mounted radiator.

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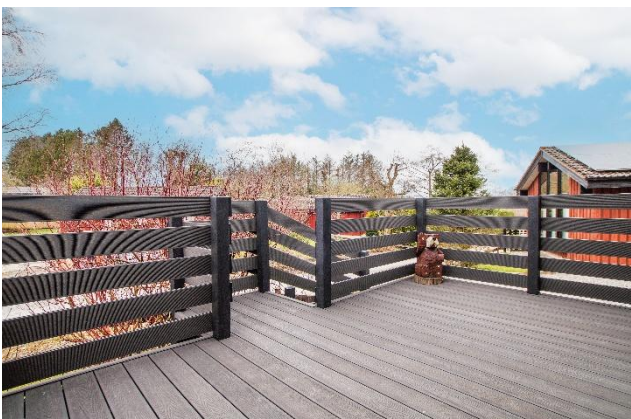
BEDROOM 2

BATHROOM (8' x 6'5) Three piece suite comprising electric shower over panelled bath, wash hand basin and WC. Frosted double glazed UPVC window to the side, tiled splashback, heated towel rail and electric wall mounted radiator.



BATHROOM

OUTSIDE To the rear of the property is a fenced & lawned area along with a timber shed for additional storage, a laid shillied path which leads around the property. To the side of the property is a lawned area, external water tap and shillied driveway. To the front of the property is a composite decked seating area with external power along with flowerbeds and shillies. The property also has a septic tank which is used by all lodges on site.



DECKING AREA

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SIDE OF THE LODGE



ENTRANCE TO THE SITE



POND

TENURE We are informed the tenure is Freehold. Management fee is £950 per annum.
Septic tank – site.

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

EPC GRAPH TO
FOLLOW

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.

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Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be **a charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.