



PFK

Rent: £675 pcm



2 Railway Cottages, Long Marton, Appleby-in-Westmorland, CA16 6BY

- Delightful period cottage
- Private garden
- Council Tax: Band B
- 3 double beds
- Village location
- EPC rating E
- Original features
- Close to amenities

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LOCATION

Long Marton lies just a mile off the A66, 3 miles north of Appleby and around 11 miles south east of Penrith. This is a thriving village with modern primary school, church, public house/restaurant and village hall. Appleby caters well for everyday needs with small supermarkets, secondary school, excellent sports facilities and a railway station on the scenic Settle to Carlisle line. Appleby golf course is at Brackenber Moor just over 2 miles south of the town.

PROPERTY DESCRIPTION

A charming three bedroom terraced cottage, located in the popular village of Long Marton, which boasts an excellent primary school, village institute and pub. The property has been very well maintained and accommodation comprises kitchen/breakfast room, pantry and generous sitting room with multifuel stove to the ground floor. To the first floor, there are three double bedrooms and a newly installed bathroom. Externally there is a small patio area to the front, a shared courtyard separating the houses from the gardens opposite, two useful outside storage sheds and a lovely, private terraced garden, with raised beds and summer house. Parking for one vehicle.

ACCOMMODATION

Front Porch

Accessed via a part glazed door leading into a porch which has a door opening into the sitting room.

Sitting Room

5.40m x 3.60m (17' 9" x 11' 10") A bright and spacious reception room boasting high ceilings, a raised multifuel stove set in a brick and sandstone surround and a triple glazed rear aspect window with open views over the fields.

Breakfasting Kitchen

3.66m x 3.50m (12' x 11' 6") Fitted with a range of solid wood wall and base units with complementary work surfacing incorporating Belfast sink with mixer tap and tiled splashbacks. Freestanding Rangemaster cooker, space for dining table, wall mounted shelving and rear aspect window and part glazed door. A door leads into a pantry housing the central heating boiler, with wall mounted shelving and plumbing for washing machine.

FIRST FLOOR LANDING

With airing cupboard and doors to first floor rooms. Please note there is also a loft access hatch but this is not for tenant use.

Bedroom 1

4.00m x 2.60m (13' 1" x 8' 6") Lovely, front aspect double bedroom enjoying attractive countryside views.

Bedroom 2

3.00m x 2.62m (9' 10" x 8' 7") A front aspect double bedroom with open views.

Bedroom 3

3.30m x 2.56m (10' 10" x 8' 5") A rear aspect double bedroom.

Bathroom

Fitted with a newly installed three piece suite comprising bath with shower over, wash hand basin and WC, heated towel rail and obscured rear aspect window.

EXTERNALLY - GARDEN, STORAGE & PARKING

There is a small patio area to the front of the property. To the rear is a shared courtyard, two useful stone built storage sheds and a parking space (by agreement). Beyond the shared courtyard is a terraced private garden with raised vegetable beds, summer house and enjoys the sun for most of the day.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is managed by PFK.
Terms: EPC rating: E
Rental: £675 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

Services: Mains water, electricity and shared septic tank drainage. Oil central heating installed and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or 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. After passing through Kirkby Thore take the next left, signed Long Marton. Follow the signs until you reach the village; once in the village turn right at the village institute, proceed under the railway bridge and the cottages can be seen on the right hand side of the road. No. 2 is the second in the terrace. Please access from the courtyard to the rear of the houses.

