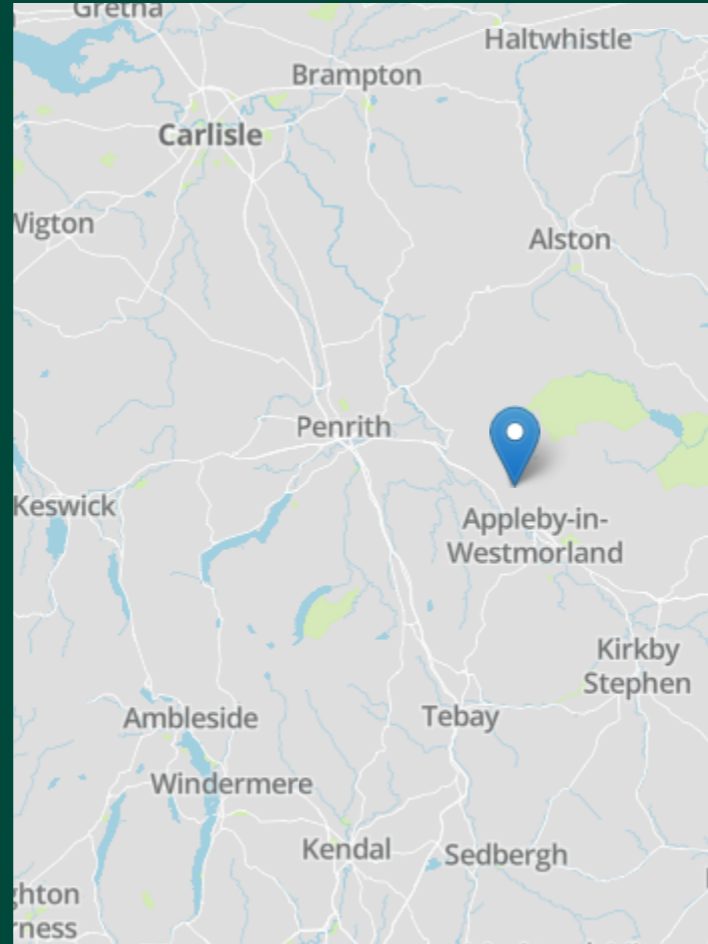


PFK

Rent: £650 pcm

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



1 Bolton View, Long Marton, Appleby-in-Westmorland, CA16 6BN

- Semi detached cottage
- Council Tax: Band B
- Two double bedrooms
- Tenure: freehold
- Garden
- EPC rating E

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



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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, with Appleby golf course at Brackenber Moor, just over 2 miles south of the town.

PROPERTY DESCRIPTION

A traditional, semi-detached stone cottage in the charming village of Long Marton. Accommodation briefly comprises two reception rooms, kitchen and pantry to the ground floor with two double bedrooms and a generous family bathroom to the first floor. Externally the property benefits from a rear garden with lawn and patio and a good sized shed.

ACCOMMODATION

Entrance Porch

Accessed via UPVC door. With door leading into the lounge.

Lounge

4.18m x 4.10m (13' 9" x 13' 5") A good sized front aspect reception room with feature fireplace (not currently in use), stairs to the first floor with understairs storage cupboard, night storage heater, and doors leading to the second reception room and the kitchen.

Dining Room/Reception Room 2

2.78m x 3.8m (9' 1" x 12' 6") A front aspect reception room.

Kitchen

2.9m x 3.2m (9' 6" x 10' 6") Fitted with a good range of wall and base units with complementary work surfacing, upstands and stainless steel sink and drainer unit. Integrated electric oven with hob and extractor over, space for fridge freezer and plumbing for under counter washing machine. Storage heater, window and part glazed UPVC door leading out to the rear garden.

Pantry

With power supply, wall mounted shelving and small obscured window.

FIRST FLOOR

Bedroom 1

3.2m x 4.2m (10' 6" x 13' 9") A front aspect double bedroom with heater.

Bedroom 2

4.0m x 2.7m (13' 1" x 8' 10") Front aspect double bedroom with heater.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC and wash hand basin. Large airing cupboard, vertical heated chrome towel rail, storage heater and side aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property there is on street parking with side access leading to the enclosed rear garden, laid mainly to lawn with patio area and garden shed.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is managed by PFK.

Terms: EPC rating: E

Rental: £650 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 electricity, water and drainage. Electric storage heaters and double glazing installed. 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 towards Appleby, turning off for Long Marton. Follow the signs into the village and continue up the main street past the village pub. Proceed straight ahead, past the playpark, and follow the road round to the left. Follow 'back lane' until it curves round to the right and the property can then be found on the left hand side.

