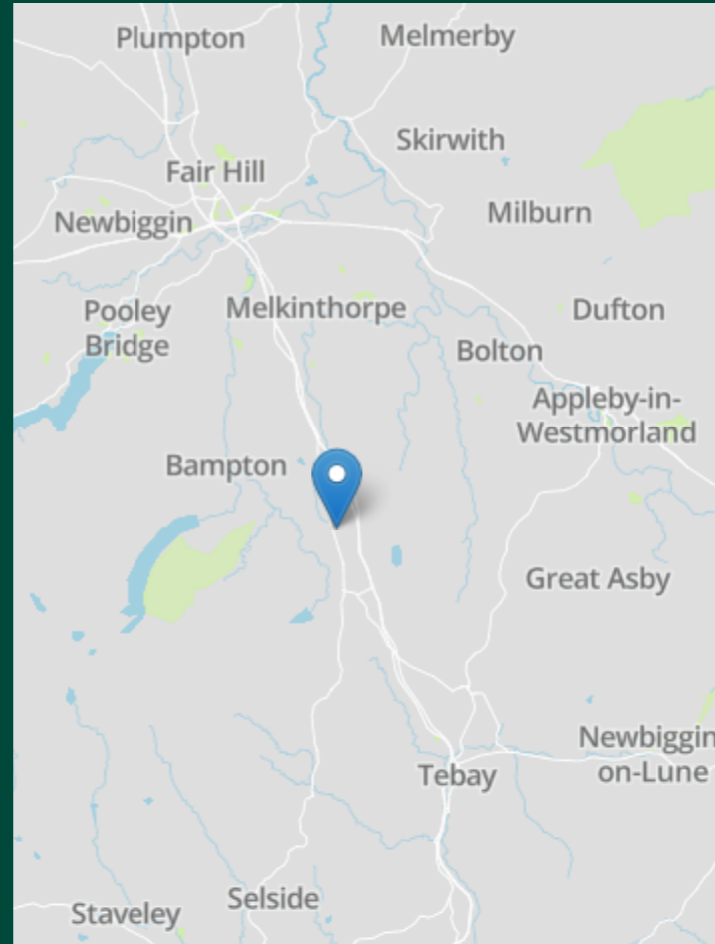


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



The Coach House, Shap, Penrith, Cumbria, CA10 3LD

- Detached house
- Rent inc elec, water & gas
- Patio area
- EPC rating: E
- Open plan lounge/dining/kitchen
- Allocated parking
- Council tax: Band A
- Mezzanine bedroom
- Well presented
- Convenient location

01768 862135

penrith@pfc.co.uk

www.pfc.co.uk

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



LOCATION

Shap is a popular village known as the stepping stone to the lakes and fells, being within a short distance from the eastern Lake District. There are a surprising number of local businesses with excellent provision of shops in the main street including a small supermarket. The village also has a health centre, primary school, public houses/restaurants, historic church, post office and library. There are numerous clubs and activities, all in a vibrant community.

PROPERTY DESCRIPTION

A quaint and very well presented, one bed detached home, with allocated parking and patio area, situated within the grounds of Kirkbank House. Accommodation includes a lovely lounge with feature open staircase leading to a mezzanine bedroom, together with recently fitted bathroom and kitchen.

Note - the rent includes the following utilities: gas, water and electricity.

OPEN PLAN ACCOMMODATION

Cloaks Area

Accessed via uPVC, part glazed entrance door. Radiator and laminate flooring.

Open Plan Living/Dining/Kitchen

Kitchen/Dining Area 2.6m x 4.0m (8' 6" x 13' 1") approx. A dual aspect kitchen/dining area with lovely outlook and fitted with range of wall and base units with complementary work surfaces, stainless steel sink/drain unit with mixer tap, and tiled splash backs. Appliances include double oven, electric induction hob with extractor over, and washing machine. Radiator, laminate flooring and ample space for dining furniture.

Step up to:-

Living Area 4.0m x 4.7m (13' 1" x 15' 5") This space has an angular wall so measurements are approx. and max. A triple aspect room, recently re-carpeted, with vaulted, beamed ceiling and feature arched window (formerly the entrance into the Coach House). Exposed stonework - formerly fireplace with sandstone flagged hearth and wooden lintel, radiator and feature open staircase to:-

Mezzanine Bedroom

4.2m x 4.0m (13' 9" x 13' 1") max. approx. (with some compromised head height). Vaulted, beamed ceiling, window with exposed stone lintel offering far reaching views, wood panelled walls, space for double bed and useful eaves storage (including housing for gas boiler and hot water cylinder).

Bathroom

A fully tiled bathroom with window to side aspect, heated towel rail, extractor fan, laminate flooring and three piece suite comprising bath with electric shower over and fitted shower screen, wash hand basin set on vanity unit, and WC.

EXTERNALLY

Parking & Patio Garden

Allocated parking and a flagged patio area are available for use by the tenant.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is not managed by PFK.
Terms: EPC rating: E
Rental: £595 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, gas, water & drainage; gas-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.

Viewing: Through our Penrith office, 01768 862135.

Directions: Leave Penrith on the A6 south and proceed into the village of Shap. Turn left at the road adjacent to the chip shop signposted to Crosby Ravensworth. Continue up the road and Kirkbank House is on the right hand side - take the second entrance into the grounds which is just around the bend.

