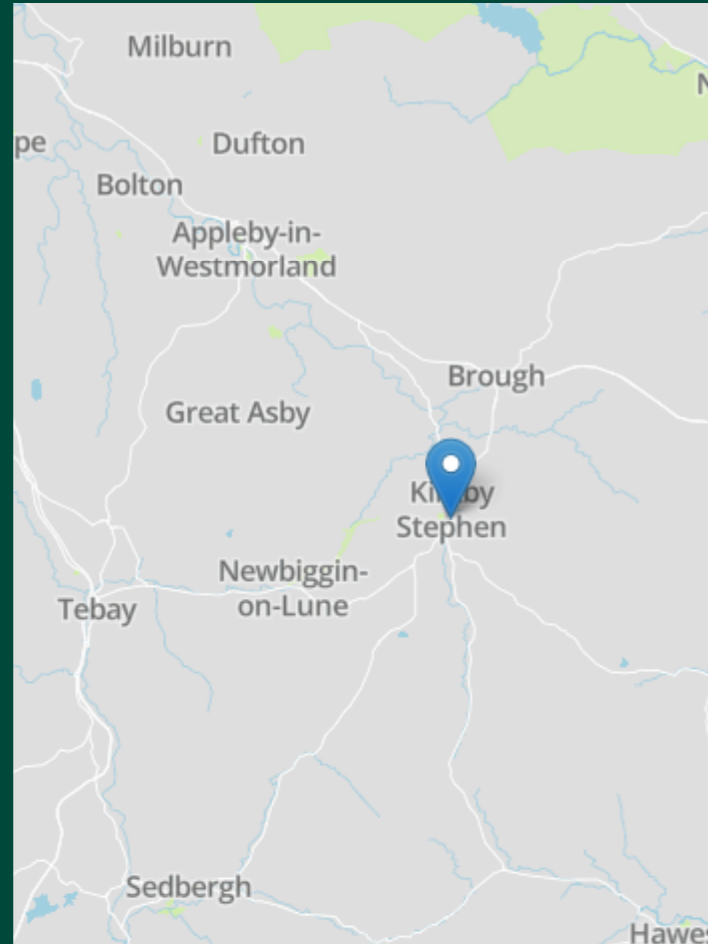


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



8 Manor Court, Kirkby Stephen, Cumbria, CA17 4SJ

- Spacious det bungalow
- Ample parking
- EPC rating D
- Two bedrooms
- Gardens & garage
- Well presented
- Council Tax: Band 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



01768 862135



penrith@pfk.co.uk



www.pfk.co.uk

LOCATION

Located close to the centre of the upper Eden market town of Kirkby Stephen. The town has a good range of everyday facilities including supermarket, bank, post office, hotel and public houses, primary and secondary schools, medical centre and good sports facilities. There is good access to the M6 at Tebay, junction 38 about 12 miles and the A66 trans Pennine route at Brough about 4 miles, together with a station on the scenic Settle to Carlisle railway line.

PROPERTY DESCRIPTION

Well presented throughout, a spacious detached bungalow with accommodation briefly comprising entrance hall, large living room, conservatory, dining kitchen, utility, two good sized bedrooms and a four piece bathroom. Externally, there is offroad parking and integral garage, gardens and greenhouse.

ACCOMMODATION

Porch

Accessed via UPVC glazed front door. With exposed stone wall, tiled flooring and glazed door into entrance hall.

Entrance Hall

With decorative coving, large cloaks/storage cupboard, telephone point and two radiators.

Sitting Room

5.29m x 4.75m (17' 4" x 15' 7") With decorative coving, electric fire, TV point, two radiators and glazed patio doors giving access into the conservatory.

Conservatory

3.65m x 3.13m (12' 0" x 10' 3") Glazed to three sides with laminate flooring and glazed door leading out to the garden.

Kitchen/Diner

7.29m x 3.73m (23' 11" x 12' 3") Fitted with a range of wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Freestanding, electric Rangemaster double oven with five burner induction hob and extractor over, space for fridge freezer, ample space for dining table and chairs, two radiators and TV point.

Bathroom

Fitted with a recently installed four piece suite comprising large, panelled shower cubicle, bath, wash hand basin in vanity unit and WC, built in airing cupboard with sliding, mirror fronted doors and obscured window.

Bedroom 1

3.57m x 3.24m (11' 9" x 10' 8") Double bedroom with radiator and two, built in double wardrobes.

Bedroom 2

3.58m x 3.01m (11' 9" x 9' 11") Double bedroom with built in double wardrobe and radiator.

Utility Room

3.61m x 3.0m (11' 10" x 9' 10") Fitted with wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit. Plumbing for washing machine, part tiled walls, radiator, tiled flooring and door to integral garage.

EXTERNALLY

Gardens and Parking

To the front is a flower border and a paved driveway providing offroad parking for several vehicles and leading to the integral garage. The rear garden is bordered by leylandii hedging and is mainly laid to lawn with fruit trees and a greenhouse to the side.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is not managed by PFK.

Terms: EPC rating: D

Rental: £800 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 gas, electricity, water and drainage. Gas central heating 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 the centre of Kirkby Stephen follow the road through the traffic lights, Manor Court can be found on your left handside a short distance after the lights.

