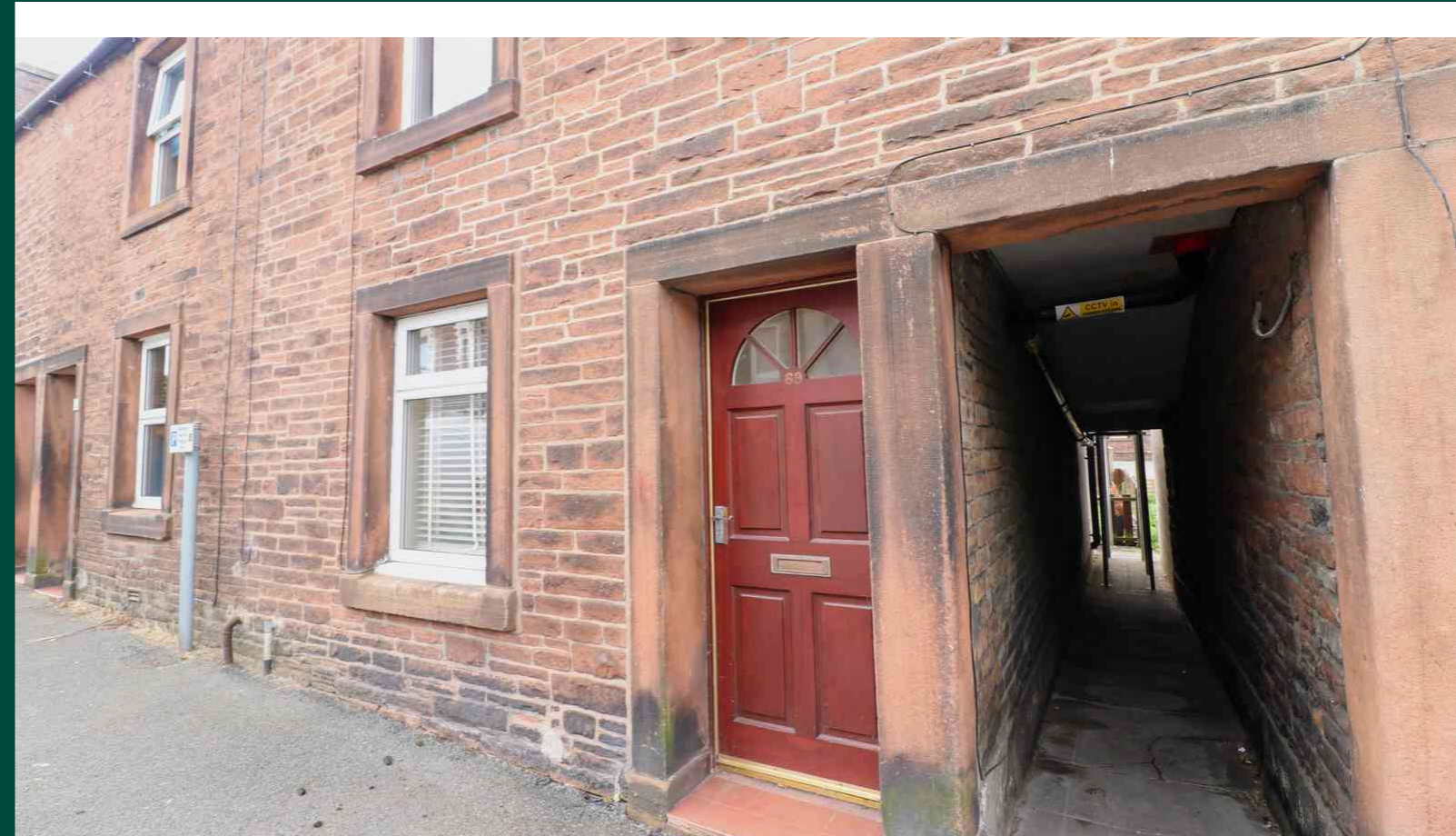
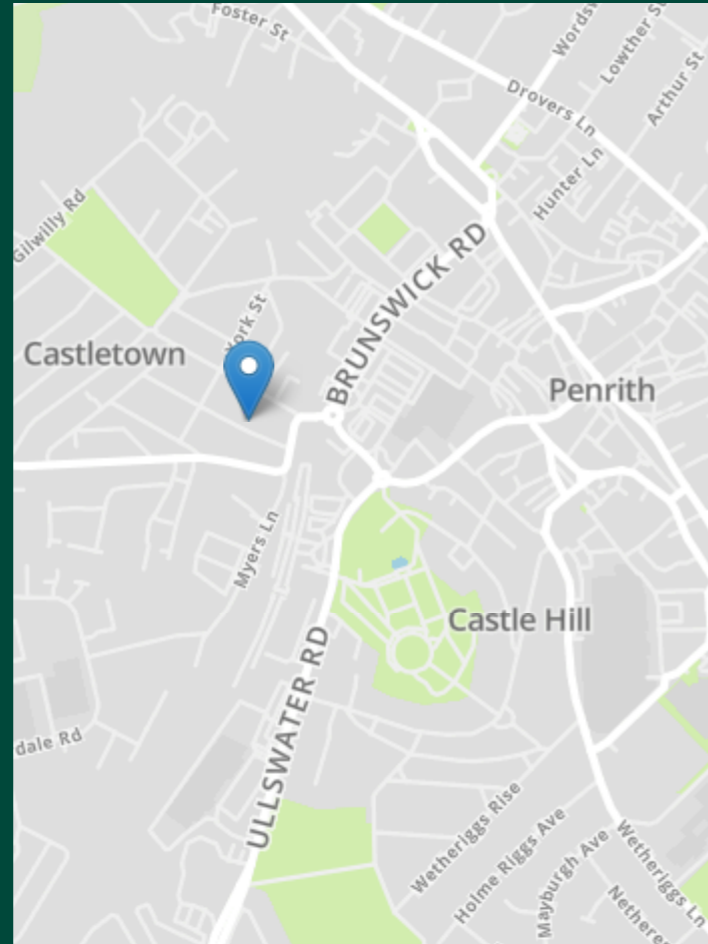


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



69 Brougham Street, Penrith, Cumbria, CA11 9DW

- Traditional terraced house
- Well proportioned accommodation
- Convenient location
- 2 beds & attic room
- Rear garden
- Council Tax: Band B
- 2 reception rooms
- Private parking
- EPC rating D

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

The Castletown area of Penrith, is a popular suburb of late Victorian terraced housing. Within a short distance are the railway station, castle and park, public house, Queen Elizabeth Grammar School and Morrisons supermarket. The town centre with its excellent range of day-to-day facilities is also easily accessible as is motorway access at Junction 40.

PROPERTY DESCRIPTION

Conveniently located, traditional terraced property, with two bedrooms to the first floor and a further attic room utilised as a third bedroom. Well proportioned accommodation, private parking and rear garden. Set over three floors, the property comprises front living room, rear reception room - ideal as a dining area, and rear kitchen, along with two double bedrooms and family bathroom to the first floor and a sizeable attic room to the second floor - used as bedroom three. Externally you will find parking to the rear of the property with access to a good sized garden, and shared alleyway to the front of the property which sits along Brougham Street.

ACCOMMODATION

Living Room

3.7m x 3.1m (12' 2" x 10' 2") Accessed via wooden front entrance door. Window to front aspect, wall mounted electric fire with flanking shelved recess and door into:-

Inner Hallway

With stairs to first floor. Two steps down to:-

Dining Room

3.7m x 3.7m (12' 2" x 12' 2") max. A rear aspect room with storage cupboard, vinyl flooring and opening through to:-

Kitchen

3.3m x 2.2m (10' 10" x 7' 3") dual aspect kitchen fitted with range of wall and base units, complementary work surfacing, tiled splash backs and stainless steel sink/drain unit with mixer tap. Freestanding cooker, under counter fridge and space/plumbing for washing machine and tumble dryer. Part glazed door giving access to the rear garden.

FIRST FLOOR

Landing

With rear aspect window and cupboard housing the wall mounted boiler.

Bedroom 1

3.0m x 2.9m (9' 10" x 9' 6") approx. Rear aspect bedroom with double fronted cupboards providing hanging space and shelving.

Bathroom

1.9m x 3.1m (6' 3" x 10' 2") Partly tiled and having window to front aspect, heated towel rail, extractor fan and four piece suite comprising oval shaped bath, fully tiled shower cubicle with mains connected shower, WC and wash hand basin.

Bedroom 2

3.1m x 2.9m (10' 2" x 9' 6") A front aspect, double bedroom. A set of quite steep stairs provide access to:-

Attic Room - L-Shaped and on two levels

4.9m x 5.6m (16' 1" x 18' 4") approx. Lower level with ceiling beams and rear aspect Velux window. Steps with wooden balustrade to upper level which has ceiling beams, Velux window and access to a useful walk-in wardrobe area.

EXTERNALLY

To the rear is a flagged area with boundary fencing and good sized lawn with shed. Outside water tap. Three steps up to wooden gate which gives access to a gravelled parking area for two cars.

ADDITIONAL INFORMATION

Management: this property is not managed by PFK.

Terms: Rental: £850 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. Company RentGuarantor Ltd (guarantor service provider) – 7.5% of the revenue collected by them. '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 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: From PFK Penrith office turn right and follow the road in the centre of town around to the right proceeding up Castlegate to the mini-roundabout beside the Station Hotel. Proceed straight across here but move into the left lane and then turn left over the railway bridge into Castletown. Brougham Street is actually the first turning to the right thereafter (this is a no-entry for vehicles) but follow the main road around to the right and then take the first fork off to the right into Howard Street, turning immediately right into Cross Street and then right again into Brougham Street. The property is on the right hand side.

