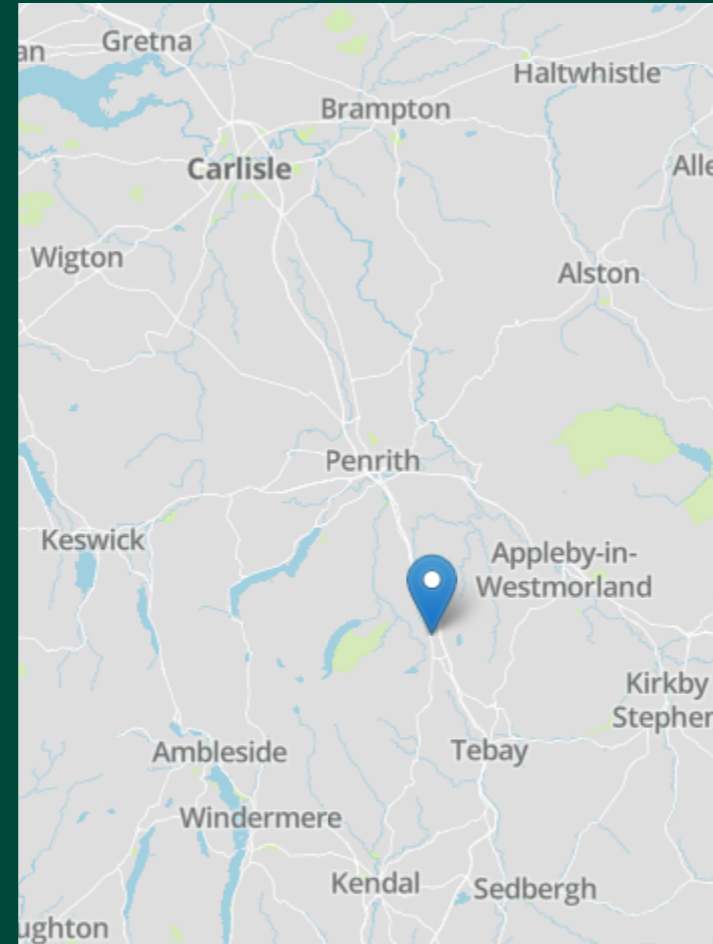


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

PFK

Approximate total area⁽¹⁾

1191.44 ft²

110.69 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



8 Woodville Terrace, Shap, Penrith, Cumbria, CA10 3PL

- Characterful end terrace
- Good sized rear garden
- Tenure - Freehold
- Open plan lounge/dining room
- Driveway parking
- Council tax - Band B
- Three bedrooms
- Garage
- EPC rating - E

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

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LOCATION

Acknowledged as the "Gateway to the Eastern Lakes", Shap is conveniently located on the A6 between the market towns of Penrith (10 miles) and Kendal (17 miles). For those wishing to commute there is easy access to the M6 (junction 39) and there is a main line railway station in Penrith. The Lake District National Park is also within easy reach.

PROPERTY DESCRIPTION

8 Woodville Terrace is a characterful, end of terrace, property with driveway parking, garage and a good sized rear garden.

Internally the property has a bright open plan living/dining room, kitchen, utility room, two double bedrooms, single bedroom and a family bathroom. Externally the property benefits from front courtyard, driveway parking, garage and rear garden with patio and lawn.

Viewing highly recommended.

ACCOMMODATION

Entrance Porch

Accessed via uPVC front entrance door with further internal door to:-

Hallway

Providing access to the open plan lounge/dining area. Stairs to first floor accommodation.

Open Plan Lounge/Dining Area

8.69m x 3.20m (28' 6" x 10' 6") A large, triple aspect, open plan, Living/Dining space with bay window to front aspect, large window to side aspect and further window to rear overlooking the garden. Log burning stove in lounge area, feature fireplace in dining area, two radiators and under stairs storage.

Kitchen

3.96m x 2.42m (13' 0" x 7' 11") Fitted with modern, Shaker style units with complementary work surface, tiled splash backs and 1.5-bowl sink/drain unit with mixer tap. Built in electric oven and hob with extractor fan over, space/plumbing for dishwasher and space for freestanding fridge freezer. Window to rear aspect overlooking the garden, door to utility room and door to rear porch.

Utility Room/WC

2.94m x 2.02m (9' 8" x 6' 8") A useful space incorporating ground floor WC, worktop with sink/drain unit, space/plumbing for washing machine, generous storage shelving and wall mounted boiler. Window to side aspect.

Rear Porch

A glazed rear porch with access to the rear garden.

FIRST FLOOR

Landing

With ladder access to boarded loft space with Velux window.

Bedroom 1

3.84m x 4.37m (12' 7" x 14' 4") A large, front aspect, double bedroom with radiator and built in wardrobes.

Bedroom 2

3.77m x 2.53m (12' 4" x 8' 4") A rear aspect, double bedroom with radiator.

Bedroom 3

2.2m x 1.66m (7' 3" x 5' 5") A side aspect, single bedroom with radiator.

Family Bathroom

1.57m x 2.48m (5' 2" x 8' 2") Partly tiled with window to rear aspect, heated towel rail, tiled floor and three piece suite comprising bath with shower over and fitted side screen, wash hand basin and WC.

EXTERNALLY

Driveway Parking

The property benefits from driveway parking to the side of the house providing space for two cars.

Detached Single Garage

5.53m x 2.80m (18' 2" x 9' 2") With up and over door, power, light, inspection pit and winch. Window to rear and pedestrian door to side.

Garden & Yard

There is a small courtyard area at the front of the property leading to the front entrance door. To the rear is a good sized, enclosed garden incorporating patio and seating space with steps up to a large, lawned area.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. 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: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, gas, water & drainage; gas central heating (recently installed combi boiler); double glazing installed throughout (front windows recently fitted); 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: Travel from Penrith via the A6 to Shap. Upon arrival in Shap follow the road into the village, passing the swimming pool on your left, follow the road for about another ¼ mile and the property can be found on the left hand side - the last in the terrace.

