

PFK

Fieldgate, Stainton, Penrith, Cumbria CA11 0EQ

Rent: £950 pcm





LOCATION

Located within easy travelling distance of Penrith and the M6, Stainton is a popular edge of Lake District village with a thriving community and range of local amenities. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, Castle and park and a good selection of sports/leisure facilities. With the Ullswater valley less than four miles away it is an ideal base to explore this most appealing part of Cumbria.

PROPERTY DESCRIPTION

Located in the highly desirable village of Stainton, this spacious two bedroomed detached bungalow sits in generous grounds and is well appointed to enjoy the amenities on offer within the village.

Recently refurbished and improved, the property is well proportioned throughout with good sized gardens to front and rear. With ample parking and a single garage, this bright and airy home briefly comprises modern kitchen area, living room, newly fitted shower room, two double bedrooms, utility room and rear porch/sun room.

Further improvements have recently been made to the property which have resulted in a an excellent EPC rating, with the installation of solar panels and an air source heat pump system, together with the added benefit of monthly maintenance of the garden included within the rental figure.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC front door. With radiator, ventilation unit in ceiling and doors leading to all rooms.

Lounge

4.4m x 3.69m (14' 5" x 12' 1")

A front aspect reception room with a large window, two radiators and a feature wall mounted electric fire.

Kitchen

3.6m x 2.7m (11' 10" x 8' 10")

Fitted with a good range wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric hob with splashback and extractor over, space for fridge, electric oven integrated at eye level, radiator, rear aspect window and UPVC part glazed door leading into the rear porch.

Shower Room

Fitted with a newly installed three piece suite comprising walk in shower cubicle with mains shower, WC and wash hand basin, radiator and obscured rear aspect window.

Bedroom 1

3.6m x 3.6m (11' 10" x 11' 10")

A rear aspect double bedroom with radiator.

Bedroom 2

3.6m x 3.3m (11' 10" x 10' 10")

A front aspect double bedroom with radiator.

Rear Porch/Conservatory/Sun Room

With UPVC patio doors giving access out to the rear garden and a further part glazed UPVC door leading out to the side of the property. Tiled flooring and door into the utility room.

Utility Room

With plumbing for washing machine, radiator and housing the hot water cylinder. The utility room also benefits from stairs leading up to a storage area.

EXTERNALLY

Gardens and Parking

To the front of the property, there is offroad, driveway parking for one to two cars leading to the garage and an enclosed, large front garden mainly laid to gravel with paved path leading to the front door. Side access leads to the generous rear garden, laid mainly to lawn with patio seating area and gravelled borders.

Please note maintenance of the garden is included within the monthly rental figure.

Garage

Attached garage with up and over door, power and lighting.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is not managed by PFK.

Terms: EPC rating: A

Rental: £950 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

Mains electricity, water and drainage. Air source heat pump system and double glazing installed throughout, with recently fitted solar panels which should assist in the reduction of energy bills. Telephone line and broadband connection installed subject to BT regulations. Please note - the mention of any appliances and/or services within these sale particulars does not imply that they are in full and efficient working order.

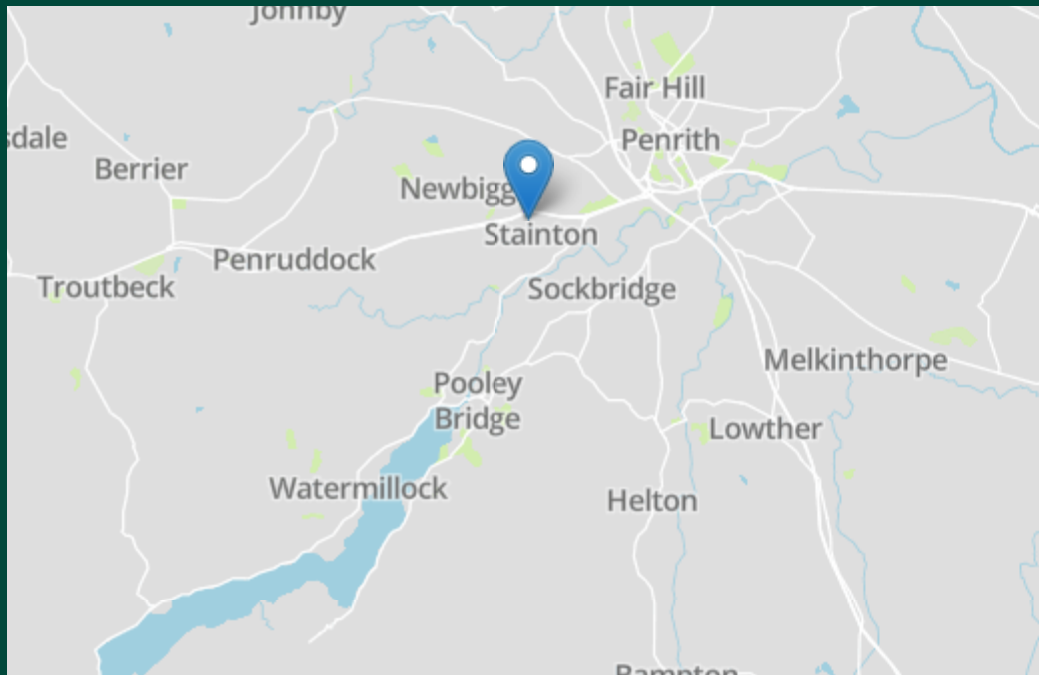
Please note the property has newly installed flooring throughout.

Council Tax: Band C

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith take the A66 towards Keswick. Take the third exit from the Rheged roundabout and continue along the A66 taking the next left, signposted for Stainton. Take the next left and the property is a short distance along on the right hand side.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A	94	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 