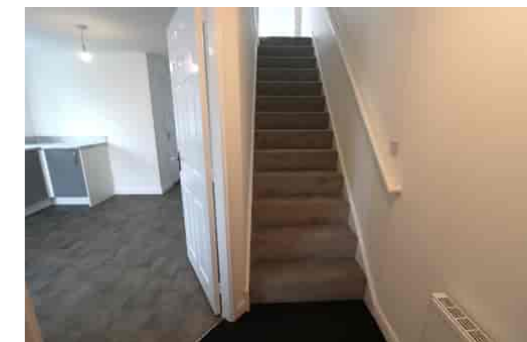
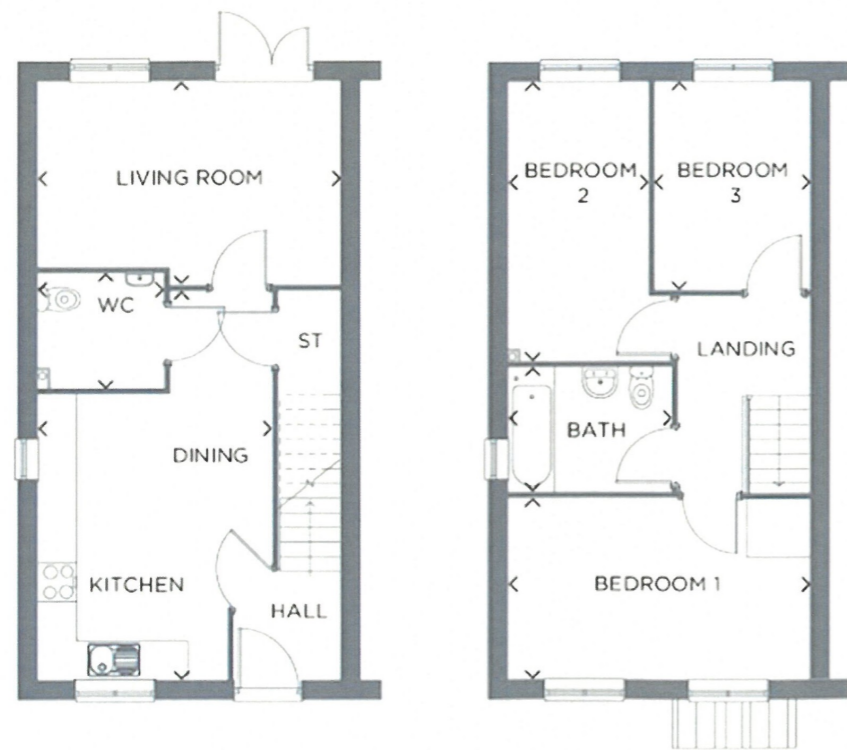
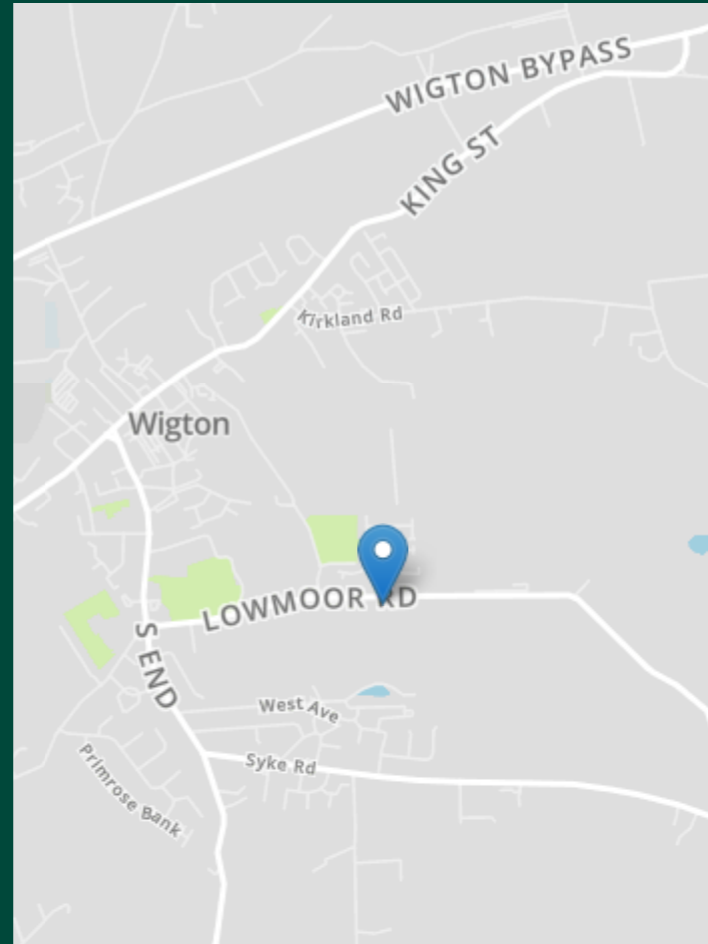


# PFK

Rent £636 pcm

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         | <b>97</b> |
| (81-91)                                     | <b>B</b> | <b>85</b>               |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



## 2 Belfry Way, Wigton, CA7 9SR

- RENT TO BUY SCHEME
- Gardens, garage and driveway parking
- ELIGIBILITY CRITERIA APPLIES
- EPC - B
- New build 3 bed semi
- Council Tax - Band TBC

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 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' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;  
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## LOCATION

Wigton is a thriving, historical market town lying just outside the Lake District National Park. The triangular market place was the centre of the medieval town, which received its market charter in 1262 and, on the site where the memorial fountain now is, stood a wooden market cross. Wigton is at the centre of the Solway plain, between the Caldbeck fells and the Solway coast.

## PROPERTY DESCRIPTION

**\*\*RENT TO BUY\*\*ELIGIBILITY CRITERIA APPLIES\*\***

2 Belfry Way is a three bedroom, semi-detached, new build property on the new Chimes Bank residential estate built by Gleasons in Wigton. This property is available to qualifying applicants, at a discounted rent, under the Government backed 'Rent to Buy' scheme.

Accommodation briefly comprises, hall, dining kitchen, WC, and lounge with doors to the garden, and three well-proportioned bedrooms and family bathroom with shower over bath to the first floor.

Externally there is a lawned front garden with outside tap, driveway parking plus a garage and an enclosed, lawned rear garden.

### RENT TO BUY SCHEME

Rent to Buy is a government backed scheme which allows working households to rent a home at a reduced rent (known as an Intermediate Rent), providing the tenants with the opportunity to save for a deposit and proceed with purchasing their home. Intermediate Rents are offered at a value above social rent but below market levels.

### CASTLES & COASTS HOUSING ASSOCIATION

Castles & Coasts is a registered provider subject to the Regulator of Social Housing's Regulatory Standards and will manage any Rent to Buy tenancies until the point at which the property is purchased. To be eligible for Rent to Buy, you must fulfil the following criteria:

- Be a working household, intending to buy your own main and principal home and over a five-year period, be able to save the required deposit for you to buy the property with a mortgage.
- You must also be a first-time buyer or be returning to the market following the end of a relationship.

Rent to Buy homes are not subject to local authority nominations although housing associations may choose to work with the local authority to identify potential tenants. We also welcome applications from those currently in private rented accommodation.

## ACCOMMODATION

### Entrance Hall

With stairs to first floor and door to

### Dining Kitchen

5.89m x 3.56m (19' 4" x 11' 8") Fitted with matt grey wall and base units, laminated worktops and upstands, stainless steel sink and drainer unit with mixer tap, integrated stainless steel electric oven and stainless steel 4 ring gas hob with stainless steel splash back and integral canopy extractor over. Wall mounted combi gas boiler concealed inside wall unit, space and plumbing for washing machine, space for freestanding fridge/freezer. Double glazed windows to the front and side aspects, radiator and doors off to the large understairs cupboard and;

### WC

With W.C., wash hand basin and extractor fan.

### Lounge

4.57m x 3.08m (15' 0" x 10' 1") With double glazed window and French doors to the rear garden, radiator.

### First Floor Landing

With loft access hatch, radiator and doors off to;

### Bedroom 1

4.57m x 2.71m (15' 0" x 8' 11") Two windows to the front, radiator.

### Bathroom

2.44m x 1.88m (8' 0" x 6' 2") With a white suite comprising, W.C., pedestal wash hand basin and bath with taps and shower over. Window to the side, radiator and extractor.

### Bedroom 2

4.22m x 2.11m (13' 10" x 6' 11") Window to the rear, radiator.

### Bedroom 3

3.13m x 2.36m (10' 3" x 7' 9") Window too the rear, radiator.

## EXTERNALLY

### Garage & Parking

There is parking for two cars on the driveway to the side of the property which leads to a the garage – with up and over door.

### Garden

Lawned garden to the front of the property, with outside tap and further, enclosed, lawned garden and patio to the rear.

## 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 Carlisle office, 01228 558 666.

**Directions:** 2 Belfry Way can be located with the postcode CA7 9SR, alternatively by using What3Words: ///distanced.earplugs.dirt

