
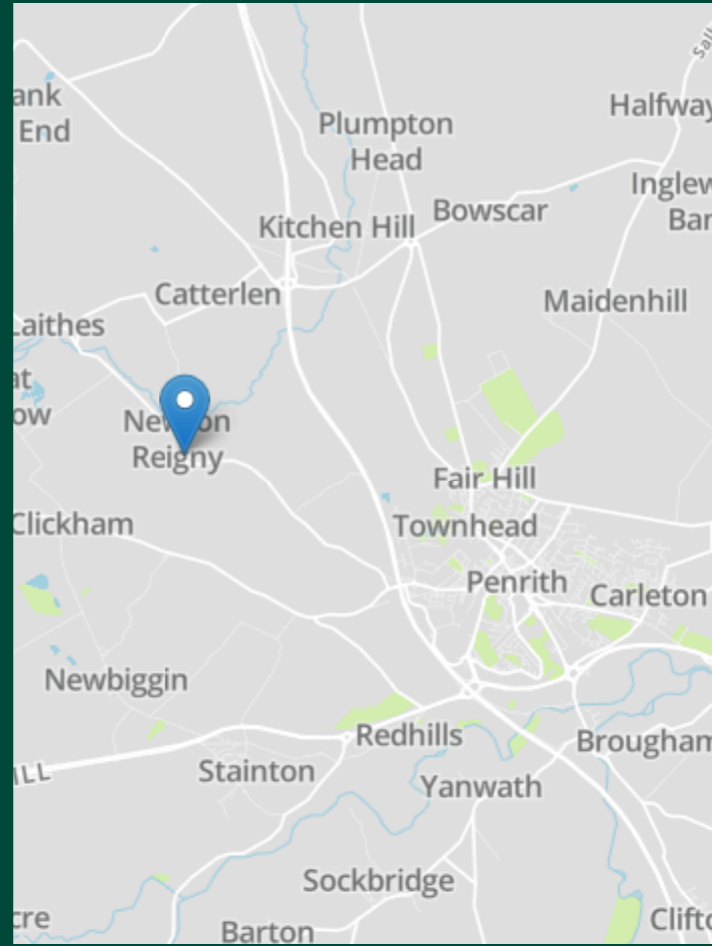


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		99
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



Curlew Cottage, Newton Reigny, Penrith, Cumbria, CA11 0AY

- Stone built cottage
- Council tax - Band D
- 3 Bedrooms
- Village location
- Garden & driveway parking
- EPC rating - 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@pfc.co.uk



www.pfc.co.uk

LOCATION

Located on the edge of the popular village of Newton Reigny, which lies approximately three miles north west of the popular market town of Penrith. The local public house 'The Sun Inn' has a fabulous reputation and resides on the banks of the River Petteril and the village itself lies on the famous C2C cycle way and is close to many tourist attractions in the Eden Valley and Northern Lake District areas. Penrith benefits from a mainline railway station, easy access to the M6 and A66 as well as providing many, excellent local amenities and primary/secondary schools.

PROPERTY DESCRIPTION

A three bedroom, stone-built cottage situated in the popular and pretty village of Newton Reigny. Having recently undergone some refurbishment, the property provides spacious accommodation with great character, together with driveway parking and enclosed, flagged patio and decked, garden area to the rear.

ACCOMMODATION

Entrance Hallway

Accessed via uPVC entrance door at the side of the property. Storage cupboard and radiator.

Lounge

4.47m x 3.60m (14' 8" x 11' 10") Bright, reception room with windows to front aspect, radiator and feature range fireplace housing electric fire.

Shower Room

Side aspect shower room with shower enclosure fitted with electric shower, WC, wash hand basin and radiator.

Dining Kitchen

5.34m x 4.29m (17' 6" x 14' 1") Generously proportioned, side aspect, room fitted with a good range of wall and base units with complementary laminate work surfaces incorporating stainless steel 1.5-bowl sink/drainage unit. Space/point for freestanding cooker and space/plumbing for under counter washing machine. Radiator, central heating boiler and sliding patio door providing access to the rear.

First Floor Landing

Bedroom 1

4.49m x 3.53m (14' 9" x 11' 7") Front aspect, double bedroom with radiator.

Bathroom

Fitted with three piece suite comprising bath, WC and wash hand basin on vanity unit. Electric heated towel rail.

Bedroom 2

4.31m x 3.57m (14' 2" x 11' 9") Dual aspect, double bedroom with radiator.

Bedroom 3

3.16m x 2.17m (10' 4" x 7' 1") Side aspect, single bedroom with radiator and built in shelving.

EXTERNALLY

Driveway parking. Small, walled front garden and enclosed, rear, flagged patio and decked areas (the oil tank is also in situ).

ADDITIONAL INFORMATION

Management: this property is managed by PFK.

Terms: 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; A Refundable 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 charged at cost; Variation or Novation of Contract: £50.00; Early Termination/Surrender: if a tenant wishes to leave early before the tenancy end date, 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 still 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: a fee that is chargeable if the tenant breaches the contract, for such as replacement of keys, late rent payments, damage to property. All figures quoted are inclusive of VAT.

LETTING DETAILS

Services: Mains electricity, water & drainage; oil-fired 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 Penrith take the B5288 towards Greystoke. On the outskirts of the town, just after the M6 Motorway fly-over, turn right for Newton Reigny. Proceed past Newton Rigg campus and, on entering the village the cottage sits on the left hand side, just past the entrance to Newton Meadows.

