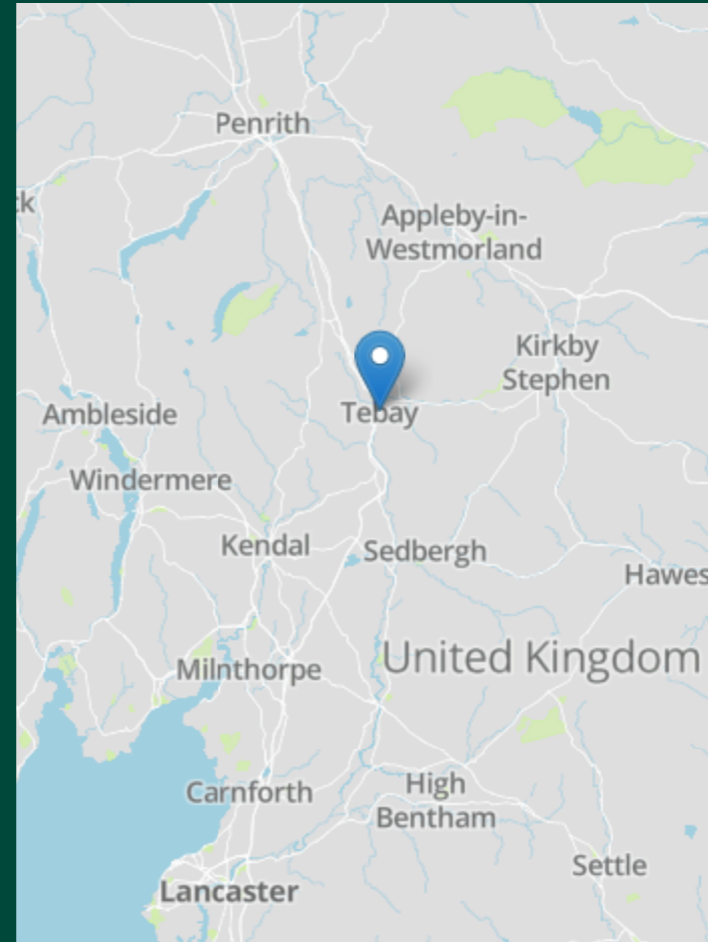


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



## 10 Woodend Terrace, Tebay, Penrith, Cumbria, CA10 3UZ

- Mid terrace house
- Well maintained
- 1 Bedroom & study
- Parking & outbuildings
- Council Tax Band A
- 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' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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## LOCATION

Tebay is a popular village ideally situated for access to the M6 at junction 38 and within easy commuting distance of Penrith and Kendal.

## PROPERTY DESCRIPTION

Well maintained, one bedroom, mid terraced property. Accommodation comprises living room with wood burning stove, kitchen, study, bedroom and shower room. Parking and outbuildings to rear.

Note: the property has just been re-roofed.

## ACCOMMODATION

### Living Room

2.78m x 3.89m (9' 1" x 12' 9") Accessed via part glazed, UPVC entrance door. Front aspect reception room with wood burning stove set on stone hearth with exposed stone chimney, electric heater and stairs to first floor accommodation.

### Kitchen

2.77m x 2.75m (9' 1" x 9' 0") Fitted with a range of wall and base units with complementary work surfaces incorporating stainless steel sink and drainer unit with mixer tap and tiled splash backs. Integrated electric oven with hob and extractor over, space/plumbing for washing machine and space for under counter fridge. Window and part glazed UPVC door to rear.

## FIRST FLOOR

### Bedroom

3.14m x 2.80m (10' 4" x 9' 2") Front aspect double bedroom with electric heater and feature fireplace.

### Study

1.86m x 1.45m (6' 1" x 4' 9") With electric heater and rear aspect window.

### Shower Room

Fitted with heated towel rail and three piece suite comprising shower cubicle, wash hand basin and WC. Skylight window.

### Externally

To the rear of the property, there is shared access to a parking area and two outbuildings for storage.

## ADDITIONAL INFORMATION

Management: this property is managed by PFK.

Terms: EPC rating: D. Rental: £485 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 and drainage. Electric heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: Take Junction 38 from the M6, then turn right at the roundabout to continue into Tebay. Proceed up the hill, around to the right and Woodend Terrace is on the left hand side.

