

Edwin
Thompson



WESTGARTH

Westgarth, Morland, Penrith, Cumbria CA10 3BJ

TO LET

Westgarth, Morland, Penrith,
Cumbria CA10 3BJ

A charming 4/5 bedroomed property situated in a private rural position within generous garden areas. The property offers character throughout with a bright and airy large open plan kitchen diner as the pinnacle focal point. Westgarth is surrounded by views of the open countryside situate in a tranquil location.

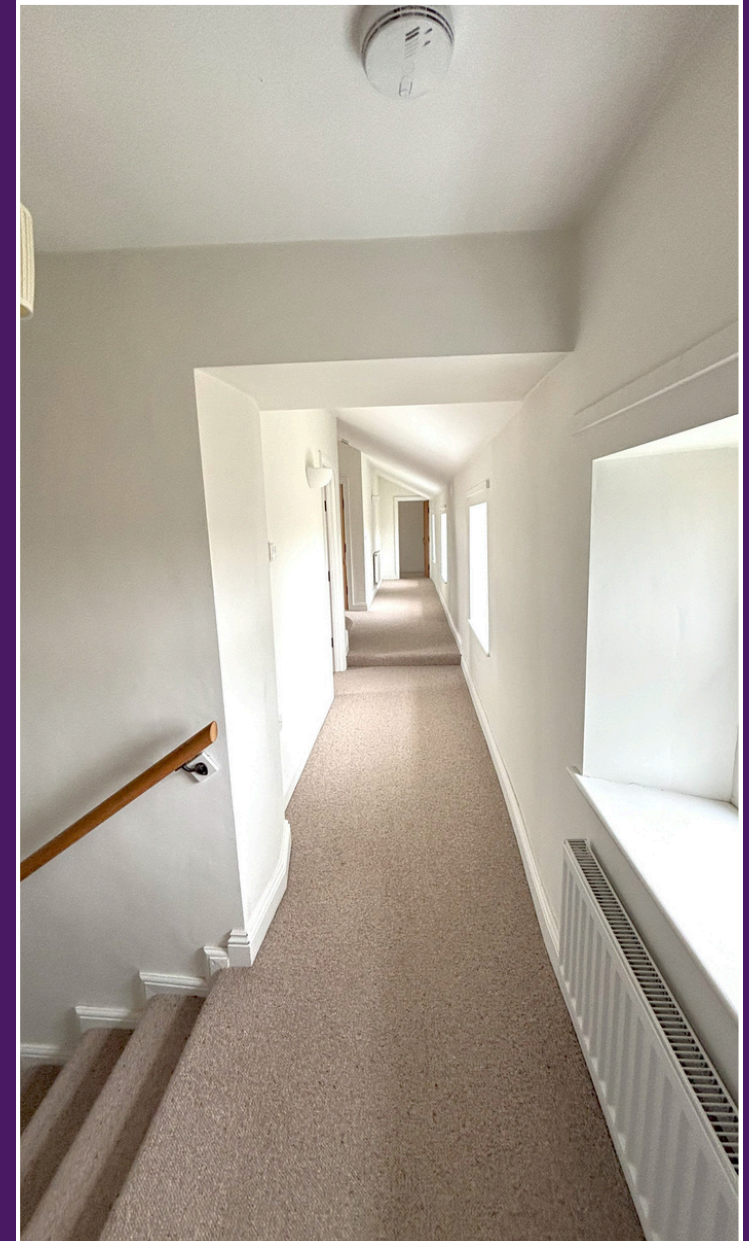
LOCATION

The village of Morland benefits from local amenities such as a primary school, village hall, church, café and pub. Just a short distance away lies the Lake District National Park with great access to walks including Wainwrights.

The town of Penrith lies approximately 8 miles away, offering supermarkets, high street shops, secondary and primary schools with amenities as well as a railway station and good transport links with the M6 Motorway and A66.

PER CALENDAR MONTH - £1,500

Offered exclusively to let by Edwin Thompson





Westgarth has a gated entrance with a gravel drive to the front of the house and an extensive garden wrapping around the front side and rear of the property. Adjoining the property is a storage shed with outside WC.

The property offers a large family kitchen diner, utility room, downstairs wet room and living room. Two of the four bedrooms on the first floor have en-suites, all bedrooms are generous double bedrooms together with a family bathroom. Services in the property include underfloor heating on the ground floor and double glazing throughout.

The property is offered for let unfurnished.

THE ACCOMMODATION BRIEFLY COMPRISES

On the Ground Floor

Entrance Lobby – with stairs to the first floor and doors leading to the living room and Kitchen / Dining Room.

Living Room – with a wood burning stove, full glazed French doors leading to the rear garden and exposed beams.

Kitchen – a substantial bright and airy kitchen / diner with stone flagged flooring, a range of fitted wall and floor units with plate rack and glazed cupboard, double Belfast sinks, integrated fridge / freezer, dishwasher, electric oven and gas hob. One set of glazed French doors lead to the front of the property and two sets of glazed French doors lead to the rear patio.

Front of the kitchen there is a rear hallway with doors leading to:

Wet Room – with tiled flooring, mains shower, sink and toilet.

Office / Single Bedroom.

Utility Room – tiled flooring, stainless steel sink and drainer, under counter cupboards, plumbing for a washing machine and a cupboard housing the boiler and hot water cylinder. Door which leads to the front of the property.

Storage Shed – adjoining the property is a storage shed with an outside WC.

On the First Floor

A bright hallway with doors leading to all room and family bathroom.

Bedroom One – with exposed beams and ensuite bathroom (1.87m x 2.26m) with wash hand basin, shower cubicle and WC.

Bedroom Two – a double with skylight and stone detail.

Family Bathroom – full white suite comprising of a sink, WC, bath and separate shower cubicle.

Bedroom Three – a double.

Master Bedroom – substantial bedroom with built in wardrobe and en-suite with a full white suite, shower over bath and a door leading to an external staircase to the front of the property.

Outside

There is a substantial garden that wraps around the front back and rear side of the property with a patio area to the rear and stone driveway to the front. The property is accessed via double gates.

RENTAL

The property is to be let on an initial 6 month Assured Shorthold Tenancy at a rental of £1,500 per calendar month, exclusive of outgoings.

DEPOSIT

A deposit of £1,500 will be payable at the commencement of the tenancy.

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate can be downloaded from the Edwin Thompson website.

COUNCIL TAX

According to the Valuation Office website, the property lies within council tax band E. Prospective tenants should check the exact amount payable directly with Westmorland & Furness Council.

SERVICES

The property has mains supplies of electricity and water and is served by a septic tank for drainage. The property is heated with underfloor heating to the ground floor and radiators to the first floor by gas central heating. The property has UPVC double glazed sash windows with some full length windows throughout.

The tenant to be responsible for all other outgoings in relation to the service supplies in addition to the rent.

TENANCY AGREEMENT

The tenant will sign a standard tenancy agreement prior to taking occupation of the property. A copy of the agreement is available for viewing at the office.

APPLICATIONS

Application forms are available from this office. All applicants must be over the age of 18.

NOTES

Non smokers
Pets Negotiable

VIEWING

The property is available to view by prior appointment with the Carlisle Office of Edwin Thompson LLP.

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Edwin Thompson LLP is a member of RICS which has a client money protection scheme and is also a member of The Property Redress Scheme which is a redress scheme. You can find out more details on the agent's website: www.edwinthompson.co.uk or by contacting the agent directly on 017687 72988.



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