
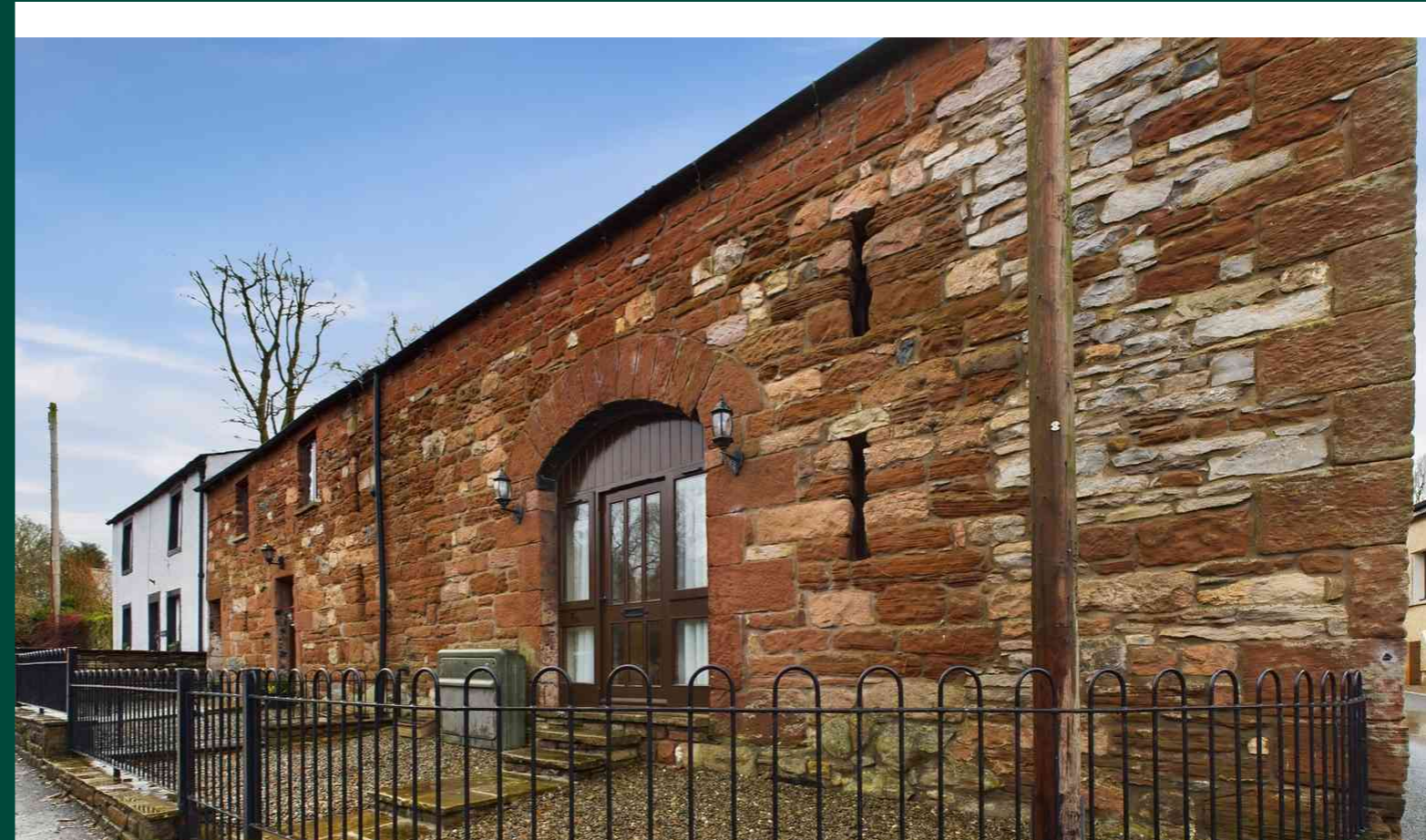
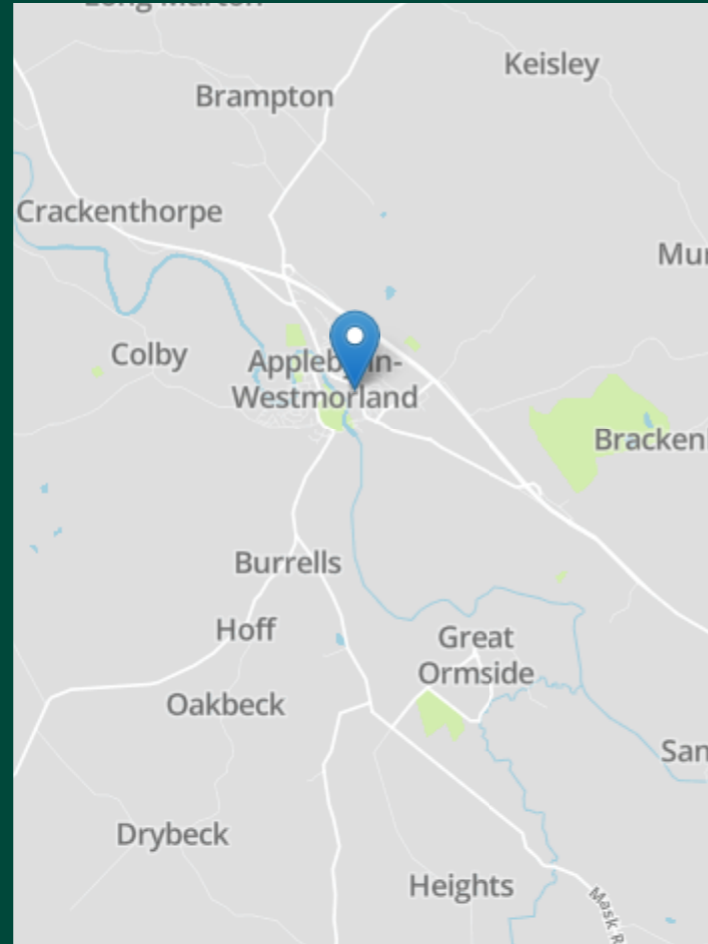


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	



6b Bongate, Appleby-in-Westmorland, Cumbria, CA16 6UE

- 2 bed barn conversion
- Low maintenance gardens
- EPC rating D
- Semi det & well proportioned
- Allocated parking for 2 cars
- In excellent order
- Council Tax: Band B

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

Appleby is an historic market town located just 14 miles south east of Penrith and Junction 40 of the M6. The A66 bypasses the town and gives good access to the north and also to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

PROPERTY DESCRIPTION

A delightful two bed semi-detached barn conversion, located in the historic market town of Appleby and in excellent order throughout. Enjoying nicely proportioned accommodation throughout, this attractive property enjoys an abundance of retained character and benefits from a patio garden to the rear and parking for two vehicles. The accommodation briefly comprises well equipped kitchen, generous dining area/living room, utility cupboard and cloakroom/WC to the ground floor, with two bedrooms, family bathroom and large landing with wardrobes/storage cupboards to the first floor. Externally there is a low maintenance garden to the front and an enclosed paved patio garden to the rear with garden shed.

ACCOMMODATION

Kitchen

1.8m x 4.4m (5' 11" x 14' 5") Accessed via part glazed door to the rear of the property. Fitted with a good range of wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include fridge freezer and double oven with gas hob and extractor over with freestanding appliances including a washing machine and dishwasher. Spot lighting, radiator and open access into the living room.

Living Room

4.3m x 6.2m (14' 1" x 20' 4") A generous reception room with a good sized ding area, stairs to the first floor with understairs storage cupboard, two radiators, recessed ceiling spotlights, door to the rear garden and part glazed door leading out to the front of the property.

Utility Cupboard

1.3m x 1.4m (4' 3" x 4' 7") Fitted with base units providing ample storage.

Cloakroom/WC

WC and wash hand basin with tiled splashback, heated towel rail.

FIRST FLOOR LANDING

With wardrobes and cupboards to one wall, sloped ceiling with Velux window, recessed spotlights and doors to first floor rooms.

Bedroom 1

4.2m x 2.9m (13' 9" x 9' 6") A side aspect double bedroom with recessed spotlights, radiator and Juliette balcony.

Bathroom

1.8m x 2.4m (5' 11" x 7' 10") Fitted with a three piece suite comprising P shaped bath with mains shower and fitted shower screen, WC and wash hand basin. Part tiled walls and tiled flooring, shaver point, recessed spotlights, Velux window and heated towel rail.

Bedroom 2

2.4m x 2.8m (7' 10" x 9' 2") A rear aspect bedroom with additional Velux window, radiator and recessed ceiling spotlights.

EXTERNALLY

Gardens & Parking

To the front of the property there is a low maintenance gravelled area,

enclosed by railings and to the rear is an enclosed flagged patio garden with shed, external water tap and gated access to the rear. Two allocated parking spaces can be found to the rear of the property, in the middle of the three car parks.

ADDITIONAL INFORMATION

Furnishings

Please note the property is being let on an unfurnished basis.

Management & Terms

Management: this property is not managed by PFK.

Terms: EPC rating: D

Rental: £695 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

Services: Mains gas, electricity, water and drainage. Gas central 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: From Penrith, take the A66 to Appleby, exit onto the slip road and at the junction turn left. Follow the road under the railway bridge and continue along the Sands (past the Co-op). On ascending the hill, the property can be found on the right hand side - just along from Bongate House.

