
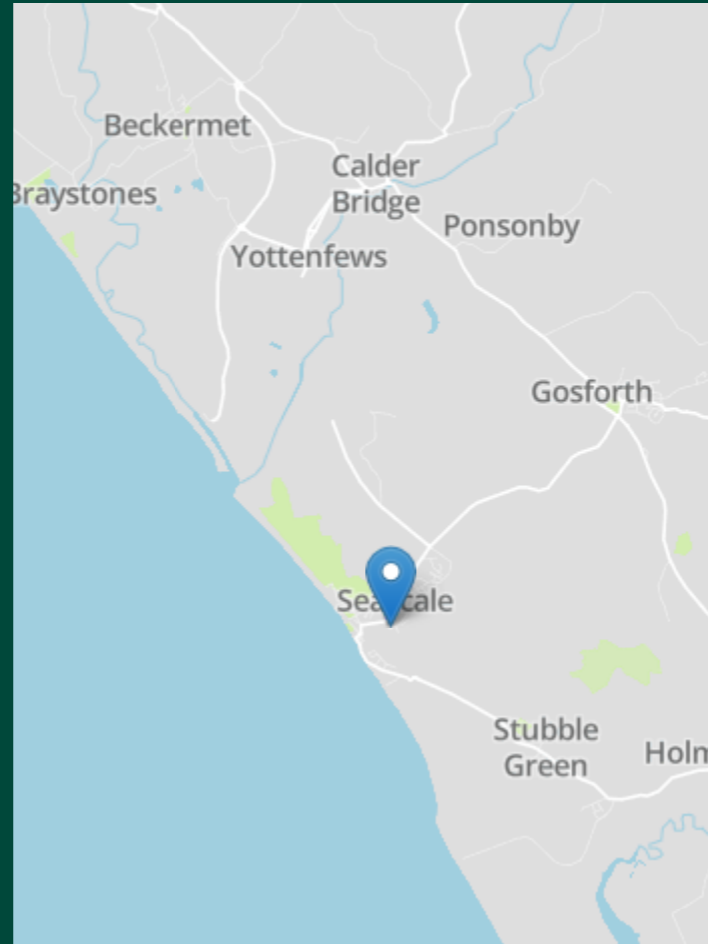


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>82</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	





**Floor 0**

- Reception Room: 12'9" x 12'4" (3.90 x 3.78 m)
- Reception Room: 10'2" x 10'11" (3.11 x 3.34 m)
- Outhouse: 5'7" x 7'2" (1.72 x 2.20 m)
- Kitchen: 15'11" x 5'11" (4.87 x 1.61 m)
- Entry: 9'0" x 2'9" (2.76 x 0.84 m)
- Hallway: 14'9" x 6'1" (4.50 x 1.86 m)
- WC: 2'9" x 4'0" (0.84 x 1.23 m)

**PFK**

Approximate total area\*\*  
67.56 sq ft  
62.40 sq m

Reduced bedroom  
16.25 sq ft  
1.50 sq m

(\*) Including balconies and terraces  
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While every effort has been made to ensure accuracy, all measurements are approximate. For more information, please refer to the floor plan for this property.



**Floor 1**

- Bedroom: 12'0" x 10'4" (3.67 x 3.16 m)
- Bedroom: 9'11" x 12'4" (2.77 x 3.76 m)
- Bedroom: 8'9" x 12'5" (2.67 x 3.79 m)
- Bedroom: 8'11" x 8'1" (2.72 x 2.47 m)
- Landing: 11'4" x 6'1" (3.46 x 1.87 m)
- WC: 5'11" x 2'7" (1.81 x 0.81 m)

**PFK**

Approximate total area\*\*  
576.09 sq ft  
53.71 sq m

(\*) Including balconies and terraces  
(\*\*) Including balconies and terraces  
While every effort has been made to ensure accuracy, all measurements are approximate. For more information, please refer to the floor plan for this property.




## 10 Santon Way, Seascale, Cumbria, CA20 1NH

- 4 Bed semi detached home
- Spacious rooms
- Council tax – band B
- Large rear garden
- Perfect for families
- Tenure – freehold
- Centre of village location
- Downstairs WC
- 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' 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



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## LOCATION

Seascale is a small coastal village situated on the edge of the Lake District National Park. Benefiting from its location just off the A595 and from having a railway station, Seascale is a perfect base for anyone working at Sellafield or any of the other employment centres located along the west coast. The village itself provides a good range of local amenities including supermarket, pharmacy, doctors' surgery, primary school and golf course.

## PROPERTY DESCRIPTION

Looking for a spacious family home in the heart of Seascale village? This four bedroom, semi-detached house is now available to the market and comes with the added bonus of no onward buying chain. Perfectly situated within just a stone's throw away from local amenities, including primary school, stores and doctors' surgery. Although the property could now benefit from some minor modernisation, this home offers fantastic potential for a young family to create a lovely home - with further scope for adding value.

## ACCOMMODATION

### Entrance Porch

2.7m x 0.8m (8' 10" x 2' 7") Accessed via glazed, uPVC entrance door with large, glazed side panels. Wooden inner door to:-

### Hallway

4.5m x 1.8m (14' 9" x 5' 11") With substantial, built in storage cupboards, laminate flooring and stairs to first floor accommodation.

### Reception Room 1/Living Room

3.9m x 3.7m (12' 10" x 12' 2") A bright reception room with recently installed, sliding patio doors providing access to the rear garden. Electric fire set on black slate hearth and laminate flooring.

### Reception Room 2/Dining Room

3.1m x 3.3m (10' 2" x 10' 10") With large window overlooking the garden. This room is ideal for use as a dining room as there is a useful serving hatch through to the kitchen.

### Kitchen

4.8m x 1.8m (15' 9" x 5' 11") A dual aspect kitchen with large window to the front and further window to the side elevation. Fitted with a range of matching wood effect, wall, base, glazed display and larder units with contrasting work surfacing, tiled splash backs and sink/drainage unit with mixer tap. Four burner electric oven and hob with extractor over, space for dishwasher, washing machine and fridge freezer and tiled floor.

### Rear Hallway

0.8m x 2.4m (2' 7" x 7' 10") With access to large storage cupboard, access to the outhouse and external uPVC door leading to the side of the property.

### Outhouse

1.7m x 2.2m (5' 7" x 7' 3") Perfect for storing garden equipment etc. Door to:-

### WC

0.8m x 1.2m (2' 7" x 3' 11")

## FIRST FLOOR

### Landing

3.4m x 1.8m (11' 2" x 5' 11") With large window offering views over the estate. Built in airing cupboard.

### Bathroom

1.6m x 1.8m (5' 3" x 5' 11") Fully tiled bathroom (walls and floor) with obscured, aside aspect window and fitted with two piece suite comprising bath with shower over and pedestal wash hand basin.

### WC

1.8m x 0.8m (5' 11" x 2' 7") With obscured window to front aspect.

### Bedroom 1

3.6m x 3.1m (11' 10" x 10' 2") A large, rear aspect, double bedroom with views over the garden. Built in storage cupboard.

### Bedroom 2

2.7m x 3.7m (8' 10" x 12' 2") Another large, double bedroom with view to the rear of the property. Built in storage cupboard.

### Bedroom 3

2.6m x 3.7m (8' 6" x 12' 2") A further large, rear aspect, double bedroom.

### Bedroom 4

2.7m x 2.4m (8' 10" x 7' 10") A small double/generous single, front aspect, bedroom.

## EXTERNALLY

### Gardens

There is a small, lawned garden to the front of the property and, to the rear, the property enjoys a substantial, larger than average, fully enclosed, garden which has been mainly laid to lawn and enjoys views over open countryside and beyond toward the sea. This is a superb, family sized garden with lots of space for outdoor living and dining.

## ADDITIONAL INFORMATION

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. 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: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. 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 Cockermouth office, 01900 826205.

Directions: 10 Santon Way can be located by using the postcode CA20 1NH or alternatively by using What3Words//speedily.hips.refuses

