

Cumbrian Properties

19 Bridge Street, Penrith



Price Region £116,000

EPC-C

Mid-terrace property | 2 double bedrooms
Local Occupancy Clause applies | Recently renovated bathroom
Spacious rear garden & allocated parking | 80% ownership

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LOCAL OCCUPANCY CLAUSE APPLIES.

80% ownership, 20% rent at £120 pcm, payable to Eden District Council. This well-presented spacious two double bedroom property offers affordable ownership and comprises cloakroom, lounge and fitted dining kitchen. To the first floor, there are two double bedrooms and a newly fitted bathroom. To the outside, the private tiered rear gardens provide easy maintenance. This property also comes with the added benefit of allocated parking. Situated in the heart of Penrith, this property is conveniently positioned near local amenities and transport links.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Entrance is via a glazed composite door to the entrance hallway.

ENTRANCE HALLWAY Staircase to the first floor and solid wooden doors to the cloakroom and lounge.



ENTRANCE HALL

CLOAKROOM Two piece suite comprising sink basin with mixer tap and tiled splashbacks and WC. Vinyl flooring, radiator, double glazed frosted glass window to the side.

LOUNGE (13' x 11') Double glazed window to the front, radiator and solid wooden door to the dining kitchen.



LOUNGE

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DINING KITCHEN (16'2 x 9') Fitted kitchen incorporating four ring gas hob with a double oven below and extractor above with partially tiled walls and splashbacks, double sink with mixer tap, space and plumbing for a freestanding fridge freezer, plumbing for washing machine and space for tumble dryer. Vinyl flooring, Worcester boiler, radiator, double glazed window to the rear and double glazed wooden doors to the rear garden.



DINING KITCHEN

FIRST FLOOR

LANDING Solid wooden doors to both bedrooms and family bathroom.

BEDROOM 1 (12'5 x 8'5) Double glazed window to the front elevation, radiator and solid wooden door to storage cupboard.



BEDROOM 1

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BEDROOM 2 (11' x 9') Double glazed window to the rear and radiator.



BEDROOM 2

BATHROOM Newly fitted and refurbished bathroom. Three piece white suite comprising vanity sink unit with mixer tap, WC, panelled bath with shower above including rainfall shower attachment and mixer tap. Radiator, vinyl flooring, double glazed frosted glass window to the rear and ceiling spotlights.



BATHROOM

OUTSIDE To the rear of the property is a tiered garden which is partially paved perfect for outdoor dining. The upper area of the rear garden is containing the garden shed enclosed by wooden fencing. This property comes with the benefit of allocated parking.



REAR GARDENS

TENURE We are informed the tenure is Leasehold. 99 years from 2007 – 81 years remaining.

This property comes under a Section 106 which means that for the first 6 weeks of marketing it can only include interested parties within the Eden area. After 6 weeks this can then be opened up to Cumbria. The current monthly charges applicable are as follows: Rent £121.26 and Insurance £17.29. Total £138.55

COUNCIL TAX We are informed the property is Tax Band B.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

