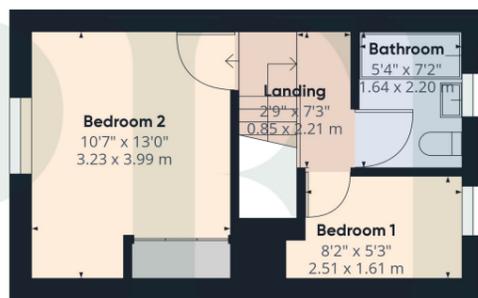
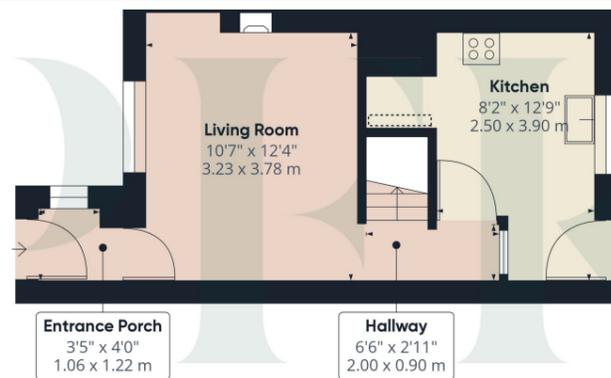
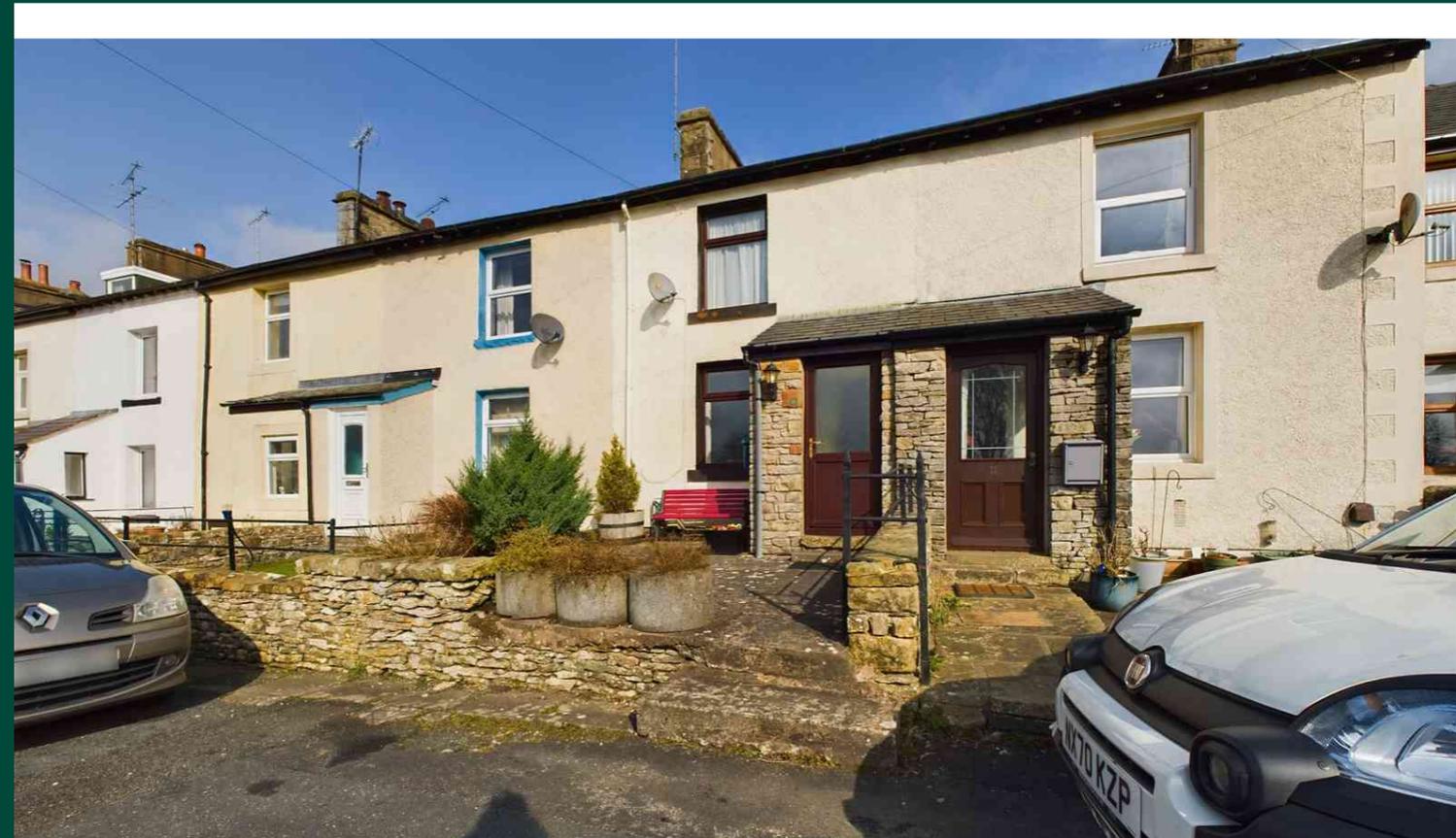
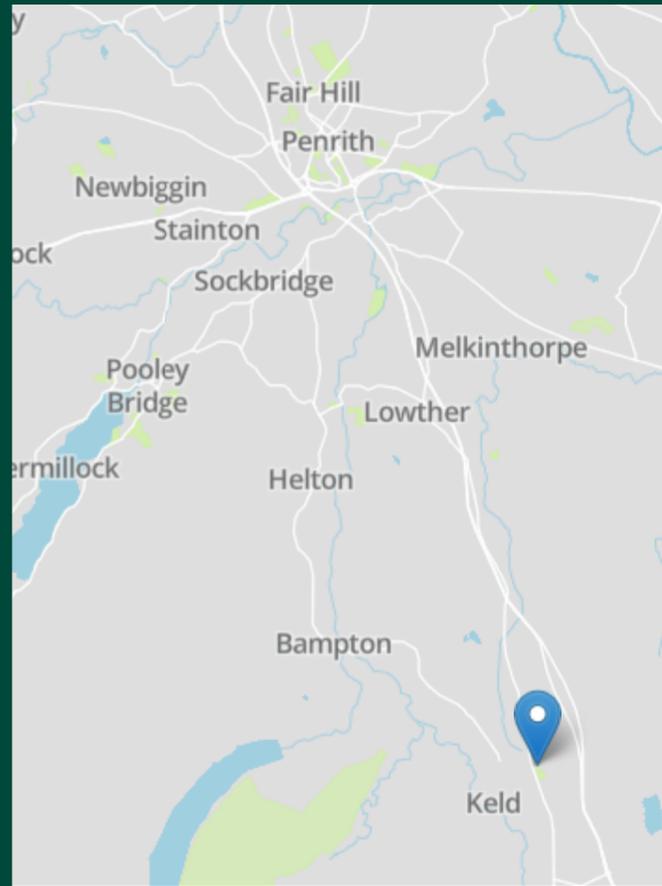


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>54</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland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



**PFK**

Approximate total area\*  
552.03 ft<sup>2</sup>  
51.29 m<sup>2</sup>

Reduced headroom  
1.98 ft<sup>2</sup>  
0.18 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



10 Church Terrace, Shap, Penrith, Cumbria, CA10 3LA

- Mid terraced cottage
- Council Tax: Band A
- Two bedrooms
- Tenure: freehold
- Rear courtyard
- EPC rating E

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



01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

## LOCATION

Acknowledged as the "Gateway to the eastern Lakes", Shap is conveniently located on the A6 between the market towns of Penrith (10 miles) and Kendal (17 miles). For those wishing to commute there is easy access to the M6 (junction 39), there is a main line railway station in Penrith and the Lake District National Park is also within easy reach. Shap also has a number of amenities including public houses, village hall, convenience store and a primary school.

## PROPERTY DESCRIPTION

A traditional 2 bed terraced house situated close to all local amenities, ideal as a primary/second home or could also be utilised as a lucrative holiday let. No onward chain.

Internally the property benefits from an entrance porch, light living room with space for dining table and fitted kitchen with access to the rear courtyard. To the first floor are two bedroom and a bathroom. Externally, the property has space to the front for sitting out overlooking the town and open countryside and the courtyard to the rear provides a private space for outside dining.

## ACCOMMODATION

### Entrance Porch

1.23m x 1.07m (4' 0" x 3' 6") Accessed via UPVC part glazed front door. With side aspect window and part glazed door into the living room.

### Living Room

3.23m x 3.78m (10' 7" x 12' 5") A bright front aspect reception room with decorative coving, feature fireplace housing a gas fire, TV point and storage heater.

### Inner Hallway

With stairs to the first floor and obscured window into the kitchen.

### Kitchen

2.50m x 3.90m (8' 2" x 12' 10") Fitted with a range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Freestanding electric cooker and washing machine, alcove storage space housing a freestanding fridge freezer. Manrose extractor fan, electric panel heater, rear aspect window overlooking the patio and UPVC part glazed door to the rear.

## FIRST FLOOR LANDING

With loft access hatch, storage heater and doors to first floor rooms.

### Bedroom 1

3.21m x 3.99m (10' 6" x 13' 1") A light front aspect double bedroom with decorative coving and large built in wardrobe with hanging rail and shelf.

### Bedroom 2

2.51m x 1.61m (8' 3" x 5' 3") A rear aspect single bedroom with alcove storage area with hanging rail.

### Bathroom

2.20m x 1.64m (7' 3" x 5' 5") Fitted with a three piece suite comprising bath with Triton electric shower over, WC and pedestal wash hand basin. Part tiled walls, wall mounted cabinet with mirror fronted doors, vertical heated chrome towel rail, wall mounted Powerflow heater, extractor and obscured rear aspect window.

## EXTERNALLY

To the front, there is a raised area ideal for sitting out, with perennial pots and shrubs and to to the rear, there is an Indian sandstone flagged courtyard area, ideal for outside dining, including storage shed, cold water tap, planters and gate with access to the rear.

## 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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; 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. Electric storage heating with additional panel heaters and partial 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 Penrith office, 01768 862135.

**Directions:** Travel from Penrith on the A6 to Shap. On reaching the village, take the left turn at Abbey Kitchen onto Church Street, continuing up this road and take the next right hand turn for Church Terrace where the property can be found on the left hand side.

