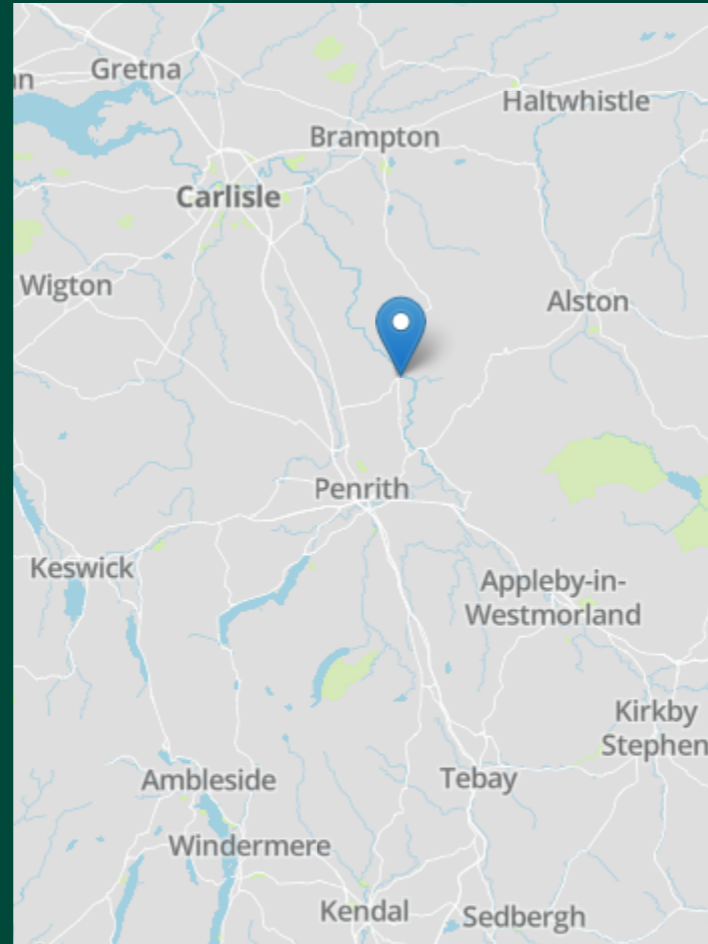


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Bridge Croft, Lazonby, Penrith, Cumbria, CA10 1BL

- 3 Bed detached bungalow
- Open country views
- Council Tax: Band D
- Garage & parking
- Village location
- Tenure: freehold
- Low maintenance gardens
- Close to amenities
- 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

Lazonby lies on the eastern bank of the river Eden just over 7 miles north east of Penrith and around 14 miles south east of Carlisle. For those wishing to commute the M6 is easily accessed at Junctions 40 (Penrith), 41 (Catterlen) or 42 (Carlisle South). There is a railway station in the village itself on the scenic Settle to Carlisle line with main line railway stations available in both Penrith and Carlisle and the Lake District National Park also being within easy reach.

PROPERTY DESCRIPTION

A three bedroomed, detached bungalow situated in the heart of the popular village of Lazonby. Accommodation briefly comprising lounge with superb views, fully fitted kitchen with utility area, sun room, three good sized bedrooms and a three piece family bathroom. Externally, there are low maintenance gardens to front and rear, off road parking and integral garage with power and lighting.

ACCOMMODATION

Entrance Hallway

Accessed via glazed front door with glazed side panel. Radiator and built in cloaks cupboard.

Living Room

4.99m x 3.26m (16' 4" x 10' 8") A generous front aspect room with twin windows enjoying stunning open views. Coved ceiling, electric fire in wood surround with marble effect hearth, radiator and TV point.

Kitchen

3.61m x 2.66m (11' 10" x 8' 9") Rear aspect kitchen fitted with wall and base units with complementary work surfacing, tiled splash backs, stainless steel sink/drain unit with mixer tap, and radiator. Integrated appliances include dishwasher, oven and hob with extractor over.

Utility Room

2.17m x 1.91m (7' 1" x 6' 3") Fitted with wall units and complementary work surfacing with space/plumbing beneath for washing machine and tumble dryer. Space for full height fridge freezer. Obscured side aspect window, door to sun room and door to integral garage.

Sun Room

3.04m x 1.41m (10' x 4' 8") Glazed to three sides enjoying 180 degree views. Radiator and door giving access to the garden.

Bedroom 1

4.27m x 2.58m (14' x 8' 6") A rear aspect double bedroom with radiator.

Bedroom 2

3.69m x 2.64m (12' 1" x 8' 8") A front aspect double bedroom with radiator.

Bedroom 3

3.27m x 2.64m (10' 9" x 8' 8") Front aspect bedroom with radiator.

Bathroom

2.60m x 1.67m (8' 6" x 5' 6") Fitted with three piece suite comprising bath with mains shower over, WC and pedestal wash hand basin. Obscured window to front aspect, radiator and storage cupboard.

EXTERNALLY

Gardens and Parking

To the front of the property, gated access leads to a tarmac parking area and a lawned garden. To the rear is an enclosed garden, laid mainly to lawn with rockery, decorative gravelled areas and patio seating area.

Garage

With up and over door, power, lighting and loft access hatch.

ADDITIONAL INFORMATION

Management: this property is managed by PFK.

Terms: Rental: £875 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; A Refundable 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 charged at cost; Variation or Novation of Contract: £50.00; Early Termination/Surrender: if a tenant wishes to leave early before the tenancy end date, 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 still 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: a fee that is chargeable if the tenant breaches the contract, for such as replacement of keys, late rent payments, damage to property. All figures quoted are inclusive of VAT.

LETTING DETAILS

Services: Mains electricity, water and drainage. Oil fired central heating and double glazing installed throughout. 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, head north through the town and at Townhead take the right turn signposted Lazonby and Kirkoswald. Turn left at Salkeld Dykes and then turn right at the next crossroads, following the road down into Lazonby. On entering the village, take the left turn signposted for the Auction Mart on Fiddlers Lane and Bridge Croft is immediately opposite the main entrance.

