
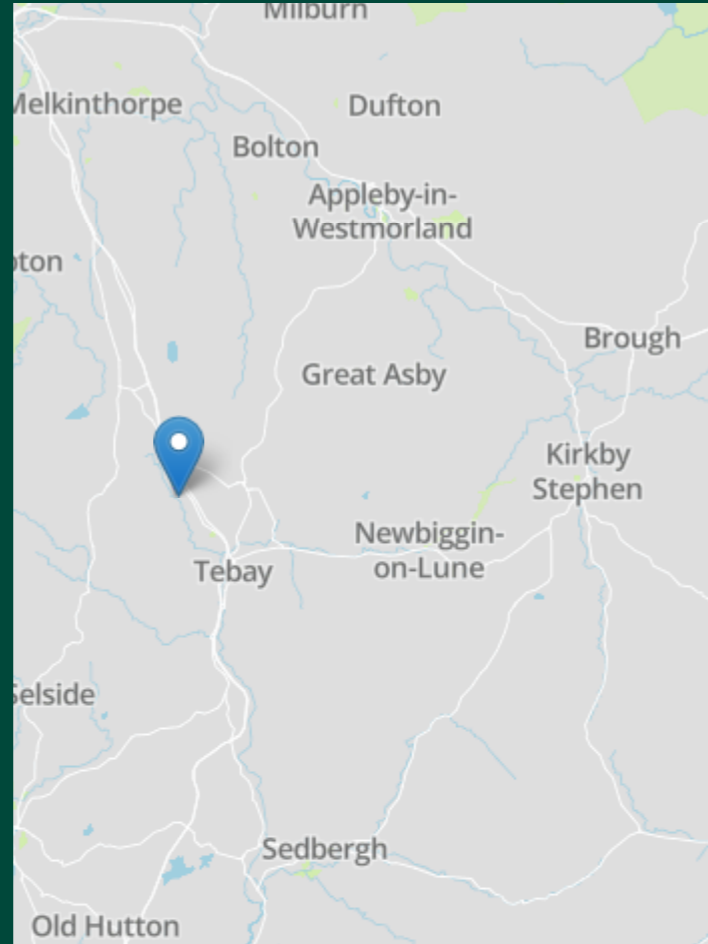


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



The Cottage, North Scout Green, Shap, Penrith, CA10 3QZ

- Period character cottage
- Garden & parking
- One bedroom
- Council Tax: Band A
- Well presented
- EPC rating E

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- 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

Located amidst beautiful countryside, close to both the Yorkshire Dales and Lake District National Parks and one of the most scenic parts of the M6 motorway. Orton lies about 2 miles away and has a village shop, public house, the famous Orton chocolate shop and cafe and Orton Scar Cafe, with a monthly farmers market being held in the village. The area has easy access to the M6 and is within ideal commuting distance to Penrith 17 miles to the north, Kendal about 15 miles and Lancaster 33miles to the south. There is a main line railway station at both Penrith and Oxenholme (Kendal), with both Kirkby Stephen and Appleby having stations on the historic Leeds-Settle-Carlisle line.

PROPERTY DESCRIPTION

A well presented one bedroom character cottage with dining kitchen and living room with multi fuel stove, together with the advantage of a rear garden and private parking. This is an ideal location for those looking to work from home with easy access to the M6.

ACCOMODATION

Dining Kitchen

4.27m x 3.31m (14' 0" x 10' 10") Fitted with a range of cream fronted wall and base units with complementary timber work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashback. Integrated electric oven with hob and extractor over, washing machine, integrated fridge, radiator, oak flooring and stairs leading to the first floor

Living Room

4.57m x 2.73m (15' 0" x 8' 11") with multifuel stove set on a stone hearth, radiator, oak flooring and door to the rear garden.

FIRST FLOOR LANDING

4.51m x 3.55m (max) (14' 10" x 11' 8") (approx. measurements). An open plan landing area with exposed beams and radiator.

Bedroom

4.37m x 2.78m (14' 4" x 9' 1") With exposed beams and painted exposed stone wall, radiator and Velux roof window.

Shower Room

Fitted with three piece suite comprising corner shower cubicle with electric shower, wash hand basin set on vanity unit and WC, heated towel rail and Velux window.

EXTERNALLY

Gardens and Parking

To the front will be an allocated parking area with side access leading to the rear garden which is mainly laid to lawn with mature shrubs and a wooden shed. Adjoining the property is a stone built outhouse, which can house refuse recycling bins, wood and coal storage.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is not managed by PFK.

Terms: EPC rating: E
Rental: £500 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 electricity, private water supply and drainage. Electric 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. The service charges payable in respect of the private water supply and drainage are met by the landlord.

Viewing: Through our Penrith office, 01768 862135.

Directions: From the M6 at Tebay junction 38, take the first left off the roundabout for Orton B6260, about 3 miles. In Orton turn left at the George Hotel and proceed out of the village on the B6261 until reaching a sharp turning in the road to the right. At this junction take the road that goes straight ahead and proceed under the M6 and the railway leading to Scout Green. The Cottage, North Scout Green is attached to the first property on the right hand side.

