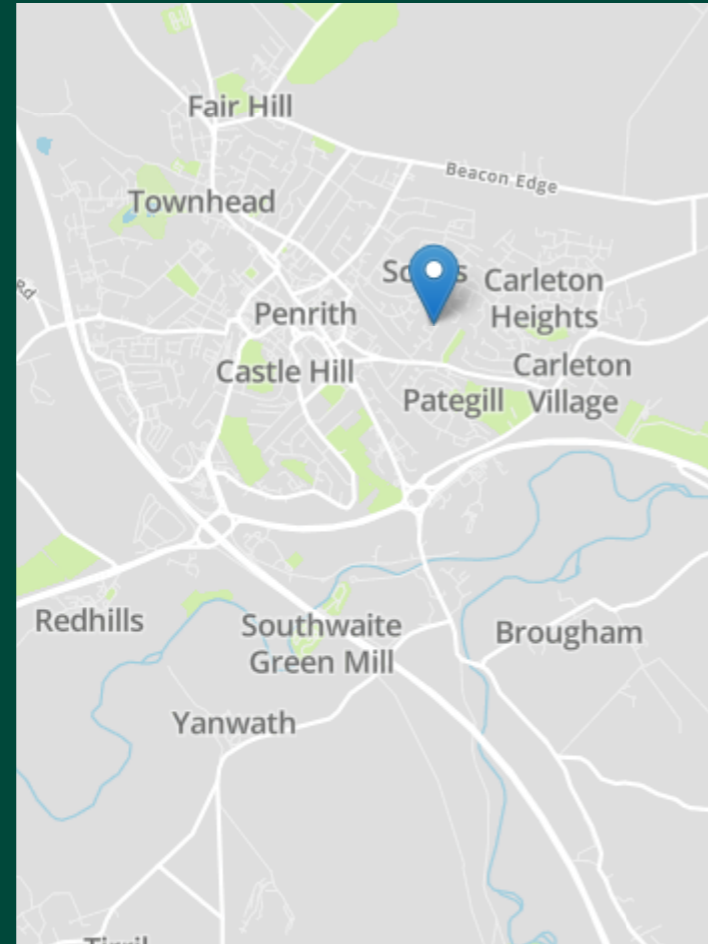


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>87</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



## 37 Barco Avenue, Penrith, Cumbria, CA11 8LX

- Semi det bungalow
- Gardens to front & rear
- Council Tax: Band C
- Two double bedrooms
- Parking & detached garage
- EPC rating D
- Well presented throughout
- Close to amenities

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;
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## LOCATION

Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, Castle and park and a good selection of sports/leisure facilities. For those wishing to commute the M6 is easily accessible at Junctions 40 or 41 with the Lake District National Park also within easy driving distance.

## PROPERTY DESCRIPTION

Ready for occupation! A superb two bed semi-detached bungalow, complete with gardens to the front and rear, detached single garage and driveway parking.

The property itself is immaculately presented and briefly comprises living room with space for dining furniture, kitchen, two double bedrooms and a three piece bathroom.

## ACCOMMODATION

### Entrance Hall

Accessed via part glazed UPVC door. With radiator.

### Lounge/Dining Room

7.43m x 3.52m (24' 5" x 11' 7") A spacious, dual aspect reception room with wall mounted gas fire and two radiators.

### Kitchen

2.91m x 2.95m (9' 7" x 9' 8") Fitted with a range of wall and base units with complementary work surfacing and upstands, incorporating stainless steel sink and drainer unit with mixer tap. Integrated appliances include countertop mounted electric hob with extractor over, washing machine and eye level electric oven and grill. Radiator, window and glazed door leading out to the garden.

### Bedroom 1

3.35m x 2.98m (11' 0" x 9' 9") A generous double bedroom with window and radiator.

### Bedroom 2

3.76m x 3.31m (12' 4" x 10' 10") A spacious double bedroom with window and radiator.

### Bathroom

Fitted with a three piece suite comprising low level WC, wash hand basin and panelled bath with Mira shower over, part tiled walls, radiator and obscured window.

## EXTERNALLY

### Gardens and Parking

There are enclosed gardens to both the front and rear of the property, mainly laid to lawn with flower beds and borders. Offroad parking is available on the driveway lying to the side which leads to the detached single garage.

### Garage

Detached single garage with up and over door.

## ADDITIONAL INFORMATION

### Management & Terms

Management: this property is not managed by PFK.

Terms: EPC rating: D

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; 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: Main gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/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 office, proceed along King Street then turn left on to Old London road, just before the John Norris country shop. Turn sharp right onto Folly Lane, continue along to the end and turn left on to Barco Avenue. The property can be found about three quarters of the way up the hill on the left hand side.

