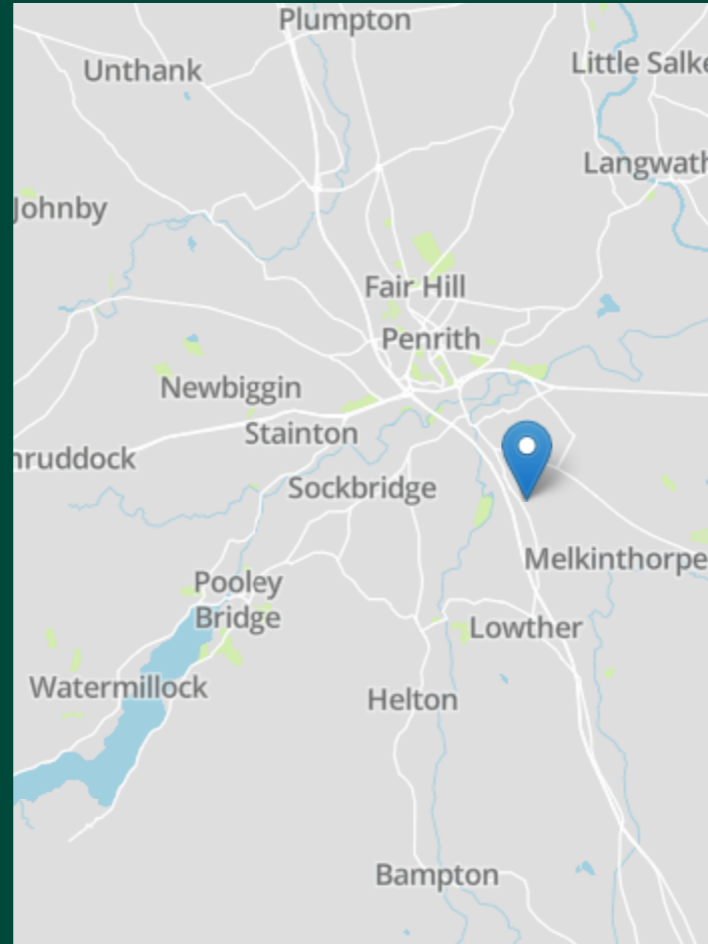


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



7 Clifton Hill Gardens, Clifton, Penrith, CA10 2FE

- Semi det bungalow
- Village location
- Tenure: freehold
- 2 beds, 1 with ensuite
- Close to amenities
- EPC rating C
- Garden & parking
- Council Tax: Band C

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

Clifton Hill Gardens is located in the heart of the popular and well located Eden valley village of Clifton. The village has a school, playground and the award winning George & Dragon inn and restaurant. The beautiful Lowther valley and the Lake District National Park are just two miles away, with the A6 giving easy access to the nearby market town of Penrith with further amenities, secondary schools and west coast main line railway station.

PROPERTY DESCRIPTION

7 Clifton Hill Gardens is a well proportioned semi detached bungalow. Internally the accommodation briefly comprises kitchen/diner, large lounge, two double bedrooms, one with ensuite and a three piece family bathroom. Externally there is driveway parking for two cars and a rear garden with lawn, shed and patio seating area.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC door. With doors giving access to all rooms.

Kitchen/Diner

2.88m x 3.37m (9' 5" x 11' 1") Fitted with a good range of wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated gas hob, fridge freezer and eye level electric oven. Under counter washing machine, ample space for dining table, radiator and front aspect window.

Lounge

4.39m x 4.00m (14' 5" x 13' 1") A bright , rear aspect reception room with radiator and patio doors leading out to the garden.

Bathroom

Fitted with a three piece suite comprising bath with hand held shower attachment over, wash hand basin and WC, part tiled walls, radiator and obscured side aspect window.

Bedroom 1

3.24m x 4.00m (10' 8" x 13' 1") A rear aspect double bedroom with radiator.

Ensuite Shower Room

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, radiator and part tiled walls.

Bedroom 2

3.2m x 2.73m (10' 6" x 8' 11") A front aspect double bedroom with radiator.

EXTERNALLY

Gardens and Parking

To the front of the property there is a small lawned area with driveway parking to the side for two cars. Side access leads to the enclosed rear garden with shed and patio seating area with steps leading down to a lawned garden with raised beds.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is managed by PFK.

Terms: EPC rating: C

Rental: £750 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 gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone and broadband connections installed subject to BT regulations. 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 junction 40 of the M6 turn east on to the A66. After 0.5 mile, at the first roundabout take the 4th exit on to the A6 (south). After approx. 2 miles pass Clifton church on the left, then Clifton school on the right and the wide sandstone entrance into Clifton Hill Gardens can then be found on the left hand side.

