

Cumbrian Properties

5 Millrace Drive, Eamont Bridge



Price Region £125,000

EPC-

Park home | Fully residential gated community | Overs 55's

1 reception | 2 bedrooms | 1 bathroom

Two driveways | Close to the Lake District National Park

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2/ 5 MILLRACE DRIVE, SOUTHWAITE GREEN MILL, EAMONT BRIDGE, PENRITH

Located in the popular village of Eamont Bridge, just minutes away from Penrith, this attractive two double bedroom park home is a perfect opportunity for those aged over 55 who would like to move closer to the Lake District or be in walking distance of Penrith. Internally, the home features an entrance hall leading to the spacious lounge ideal for relaxing with family that opens up to a modern fitted kitchen, along with two double bedrooms and a stylish shower room. The property is in immaculate condition and has been well looked after. Externally, there are driveways to both sides providing ample parking for family or visitors and is surrounded by low maintenance gravelled areas. Set in a quiet residential area this home offers both comfort and convenience in a desirable area.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Radiator and wood effect laminate flooring. Doors to lounge, dining kitchen, bedrooms and shower room.

LOUNGE (15' x 11') Double glazed windows to the front and rear, two radiators and archway to the dining kitchen.



LOUNGE

DINING KITCHEN (21' x 7') Fitted kitchen incorporating a four ring electric hob with oven below and extractor hood above, double sink unit with mixer tap, integrated washing machine and dishwasher, fridge freezer, breakfast bar, wood effect laminate flooring, radiator, coving, double glazed window to the rear, double glazed bay window to the front and UPVC double glazed frosted door to the rear.



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DINING KITCHEN

BEDROOM 1 (11' x 10'5) Double glazed window to the side, wood effect laminate flooring, radiator and coving.

BEDROOM 2 (9'6 x 8') Double glazed window to the side, radiator, coving and two built-in wardrobes.

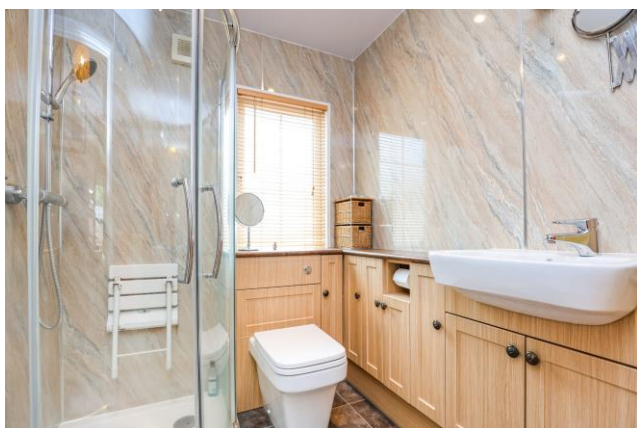


BEDROOM 1



BEDROOM 2

SHOWER ROOM Three piece suite comprising vanity unit wash hand basin, WC with concealed cistern and walk-in corner shower. Panelled splashbacks, vinyl tile flooring, stainless steel radiator and ceiling spotlights.



BATHROOM

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OUTSIDE Good size part paved driveway providing parking for two cars, storage shed and low maintenance gravelled areas housing a variety of plants and shrubs.



EXTERNAL & DRIVE

TENURE We are informed the tenure is Leasehold. Ground Rent £1405 per annum.

COUNCIL TAX We are informed the property is Tax Band A.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

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