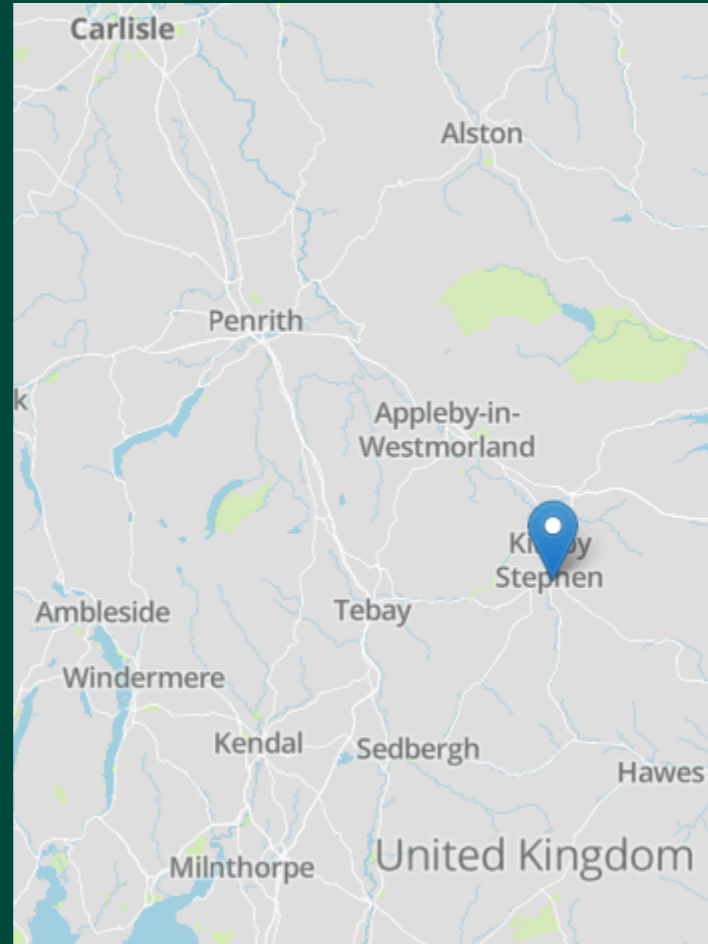


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Timaru, Nateby, Kirkby Stephen, Cumbria, CA17 4JR

- Stone cottage
- Council tax - Band B
- Three bedrooms
- EPC rating - C
- Large rear garden
- Parking

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

Timaru is located in the popular village of Nateby, just a short drive or walk from the the market town of Kirkby Stephen, and within the Yorkshire Dales National Park. Kirkby Stephen provides a good range of everyday facilities including a supermarket, hotels and public houses, primary and secondary schools, sports clubs, medical centre and churches. There is good access to the M6 at Tebay, Junction 38, about 12 miles and 4 miles to Brough/A66. Carlisle, Penrith and Kendal are within commuting distance and there is also a station at Kirkby Stephen on the historic Settle-Carlisle railway line.

PROPERTY DESCRIPTION

Timaru is a three bedroomed, stone cottage located in the charming village of Nateby.

Internally the property benefits from lounge, kitchen diner, three bedrooms and a family bathroom. Externally there is parking for one car at the front and a large, rear garden with patio area and lawn.

ACCOMMODATION

Entrance Porch

Accessed via part glazed, front entrance door. Internal door to:-

Lounge

3.3m x 3.8m (10' 10" x 12' 6") A good sized reception room with two, front aspect windows, radiator, under stairs storage cupboard and stairs to first floor accommodation.

Kitchen Diner

4.7m x 3.1m (15' 5" x 10' 2") Rear aspect kitchen fitted with good range of wall and base units with complementary work surfacing and 1.5-bowl sink/drain unit. Electric oven and hob, space/plumbing for washing machine, radiator, housing for boiler and door providing access to the rear garden.

First Floor Landing

Bedroom 1

4.87m x 2.85m (16' 0" x 9' 4") max. Double bedroom with windows overlooking the garden. Built in wardrobes and radiator.

Bedroom 2

2.56m x 2.84m (8' 5" x 9' 4") Front aspect, small double bedroom with radiator.

Family Bathroom

Fitted with three piece suite comprising bath with shower over, WC and wash hand basin. Towel rail.

Bedroom 3

2.53m x 1.91m (8' 4" x 6' 3") Front aspect, single bedroom with radiator.

EXTERNALLY

Parking & Garden

There is a flagged area at the front of the property suitable for parking or for use as an outdoor seating space. To the rear is a large garden with good sized patio and steps up to a large lawned area.

ADDITIONAL INFORMATION

Management: this property is not managed by PFK.

Terms: 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; 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 & drainage; oil central heating; double glazing installed throughout; telephone & 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 Kirkby Stephen, head southwards to the traffic lights and turn left for Nateby, about 2 miles. Take the first left hand turning in the village, follow the road to the end and the property lies on the left hand side.

