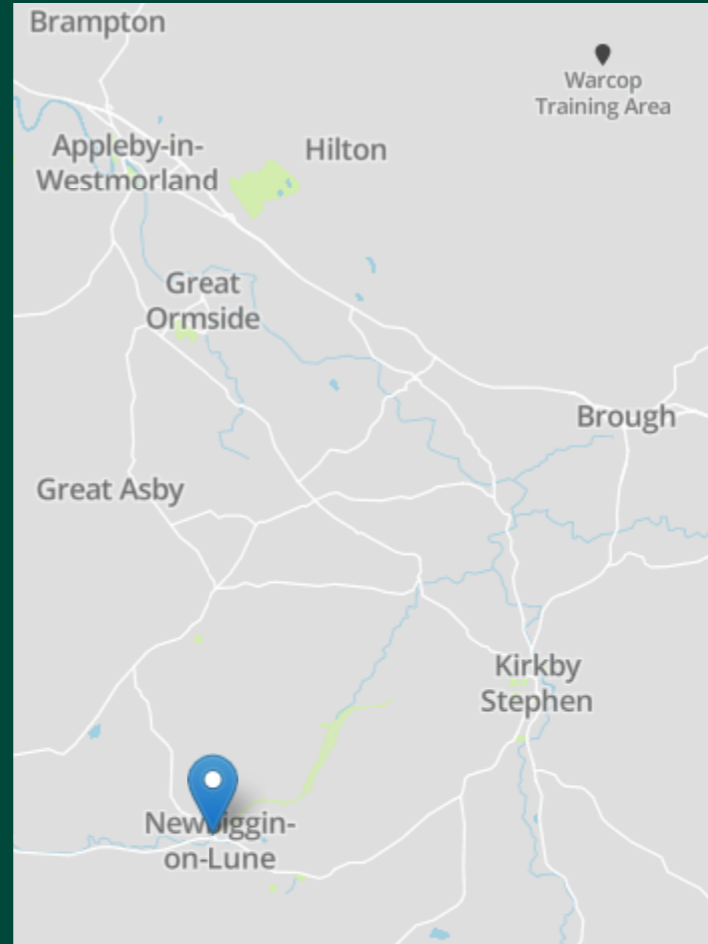


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Tranna Hill Cottage, Newbiggin-on-Lune, Kirkby Stephen, CA17 4NY

- Semi detached cottage
- Rural location
- EPC rating E
- Two bedrooms
- Great travel links
- Patio garden & parking
- Council Tax: Band B

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

Newbiggin on Lune is a pretty village located on the northern flanks of the Howgill fells. The property is situated on the outskirts of the village which has a village hall and chapel, and good access to the M6 at Tebay/J38, about 6 miles and Kirkby Stephen about 6 miles to the north. The market town of Kirkby Stephen provides a good range of everyday facilities including supermarket, bank, general shops, primary and secondary schools, doctors surgery and many sports facilities, together with a station on the scenic Settle-Carlisle railway line.

PROPERTY DESCRIPTION

Tranna Hill Cottage is a well proportioned 2 bedroomed cottage, with lounge, kitchen and conservatory. Externally the property has a patio garden and offroad parking.

ACCOMMODATION

Porch

The property is accessed from the side via a part glazed door into an entrance porch/hallway with radiator.

Utility Area

With plumbing for washing machine and housing the oil fired central heating boiler.

Bathroom

Fitted with a three piece suite comprising WC, wash hand basin and bath with electric shower over. Part tiled walls, extractor fan, radiator and obscured window.

Kitchen

3.24m x 3.43m (10' 8" x 11' 3") Fitted with a good range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Freestanding electric cooker, space for a fridge freezer, radiator, stairs leading to the first floor.

Lounge

3.22m x 3.4m (approx) (10' 7" x 11' 2") A front aspect reception room with wood burning stove in an exposed stone surround and hearth.

Conservatory

3.22m x 3.49m (10' 7" x 11' 5") Glazed to two sides with solid roof, radiator and door leading out to the patio garden.

FIRST FLOOR

Bedroom 2

3.49m x 2.30m (11' 5" x 7' 7") A rear aspect single bedroom with radiator and storage cupboard.

Bedroom 1

3.28m x 3.31m (10' 9" x 10' 10") A front aspect double bedroom with radiator.

EXTERNALLY

To the side/rear of the property there is offroad parking for one to two cars and a patio garden area.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is not managed by PFK.

Terms: EPC rating: E

Rental: £600 PCM plus all other outgoings

Deposit: Equal to one month's rent

Conditions: No smokers or pets allowed. Due to the fact the external area is open plan and not enclosed, it is therefore not suitable for pets.

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, water and drainage. Oil fired central heating and double glazing installed throughout. 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.

Viewing: Through our Penrith office, 01768 862135.

Directions: From the centre of Kirkby Stephen, take the A685 southwards for about 5 miles passing the turning for the village and turn right, signposted for Great Asby. Turn sharp left where signposted for Kelleth and the property is the first on the right.

