

TO LET

Rent: £950 pcm



PFK

19 Keld Head, Stainton, Penrith CA11 0EH

- Detached bungalow
- 4 beds, 2 baths
- Low maintenance gardens
- Garage & parking
- Popular location
- Council Tax: Band E
- EPC rating D

ABOUT THE PROPERTY

19 Keld Head is a well proportioned detached bungalow in the popular village of Stainton. Internally the accommodation comprises; lounge, diner, sunroom, kitchen, utility room, 2 bathrooms, 4 bedrooms and an integral garage. Externally there is driveway parking, low maintenance front garden, rear garden which is mainly flagged, summer house and a shed.

LOCATION

Located within easy travelling distance of Penrith and the M6, Stainton is a popular edge of Lake District village with a thriving community and range of local amenities. 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. With the Ullswater valley less than four miles away it is an ideal base to explore this most appealing part of Cumbria.



ROOM DESCRIPTIONS

ACCOMMODATION

Entrance Porch

Accessed via part glazed UPVC door. With glazed UPVC door leading into the property and giving access to all rooms.

Lounge/Diner

6.5m x 7.0m (21' 4" x 23' 0") (max measurements) A generous, L shaped room with glazed French doors leading through to the conservatory/sunroom. The lounge has a large front aspect window, electric fire in a wood surround with tiled hearth and radiator. The dining area has ample space to accommodate a table and chairs, radiator and door into the kitchen.

Kitchen

3.3m x 3.1m (10' 10" x 10' 2") Fitted with a range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob and extractor over, space for under counter fridge, storage cupboard with rear aspect window and housing the central heating boiler, and rear aspect window overlooking the garden.

Utility Room

1.9m x 2.8m (6' 3" x 9' 2") Fitted work surfacing with plumbing for under counter washing machine and tumble dryer, doors giving access to the shower room and the integral garage, and window and part glazed door leading out to the garden.

Shower Room

Fitted with a three piece suite comprising shower cubicle with electric shower, WC and wash hand basin, heated towel rail.

Conservatory

2.8m x 2.5m (9' 2" x 8' 2") Glazed to two sides with solid roof and door leading out to the rear garden.

Bedroom 2

2.7m x 4.2m (8' 10" x 13' 9") A front aspect double bedroom with radiator.

Shower Room 2

Fitted with a three piece suite comprising shower cubicle with electric shower, wash hand basin and WC, part tiled walls, heated towel rail and obscured side aspect window.

Bedroom 3

2.7m x 3.1m (8' 10" x 10' 2") Side aspect, large single bedroom with radiator and built in wardrobe.

Bedroom 4

2.7m x 3.1m (8' 10" x 10' 2") A side aspect, large single bedroom with radiator and built in wardrobe.

Bedroom 1

4.2m x 3.3m (13' 9" x 10' 10") A double bedroom with radiator and enjoying views over the garden.

EXTERNALLY

Gardens and Parking

To the front of the property, there is offroad parking for two cars on the driveway leading to the garage, a flagged patio garden with floral and shrub borders and side access leading to the rear. The rear garden is mainly flagged with borders, also benefitting from a summerhouse, greenhouse and shed.

Garage

Single integral garage with electric up and over door, power and lighting, shelving and dual aspect windows.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is managed by PFK.

Terms: EPC rating: D

Rental: £950 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

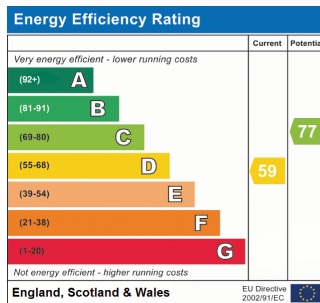
PFK work with preferred providers for the delivery of certain services necessary for a house letting. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK 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.

FLOORPLAN

EPC



LETTING DETAILS

Services

Mains electricity, water & drainage. LPG 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 take the A66 towards Keswick, taking the third exit from the Rheged roundabout, and continue on the A66 taking the next left, signposted for Stainton. On entering the village, pass the Methodist Church on your right, continuing on this road, taking the second left onto Keld Head and the property can be found on the left hand side.