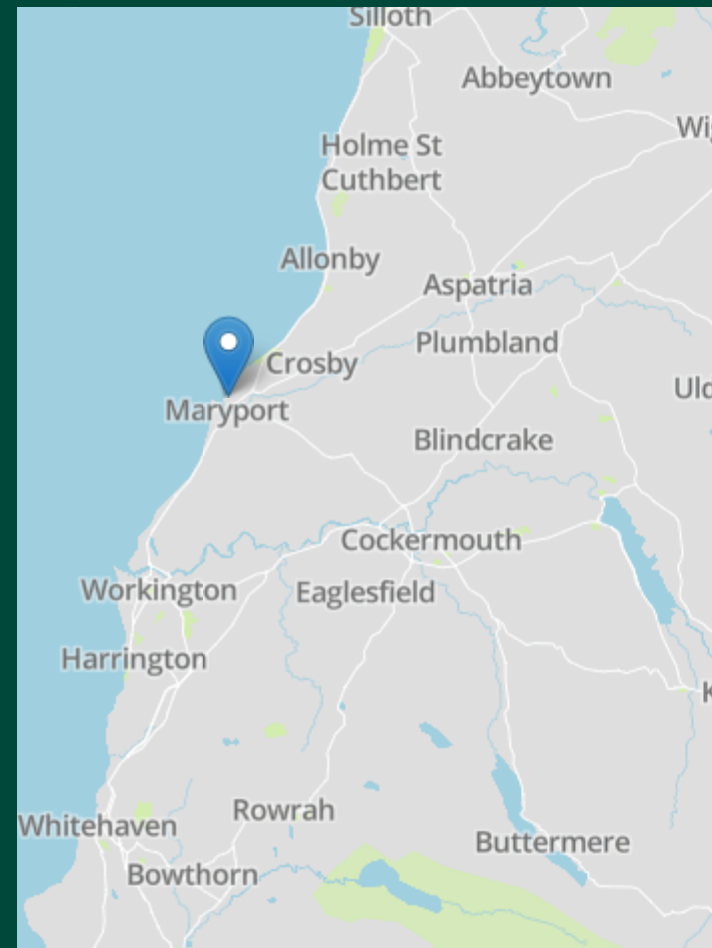


PFK

Rent: £675 pcm

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



127 King Street, Maryport, Cumbria, CA15 6AZ

- Three bed mid terrace
- Courtyard garden & parking
- Immaculate accommodation
- Council Tax: Band A
- Unfurnished
- EPC rating 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' & 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

Situated just a 10 minute walk to Maryport town centre with its array of shops, services, local schools and historic harbour area.

PROPERTY DESCRIPTION

An immaculately presented and ready for immediate occupation three bed mid terrace, just a stones throw from the beach - 127 King Street Maryport is a fantastic home for a small family or couple.

The accommodation comprises lounge-dining room, kitchen with white goods, two double bedrooms, a large single, and a modern three piece bathroom. Externally there is on street parking, an enclosed and secure rear yard with storage shed, and if that's not all - the beach is a literal stones throw away!

ACCOMMODATION

Entrance Hallway

Accessed via UPVC front door with glazed insert. With stairs to the first floor, laminate flooring, telephone point and part glazed door into lounge/dining room.

Lounge/Dining Room

4.35m x 7.31m (max) (14' 3" x 24' 0") A dual aspect reception room with decorative coving and spotlighting. Electric fire in granite hearth and surround, ample space for a three piece suite and a four to six person dining table, TV point, spotlighting and part glazed door leading to the kitchen.

Kitchen

2.85m x 2.95m (9' 4" x 9' 8") Fitted with a range of wall and base units in a contemporary, grey high gloss finish with complementary black granite effect work surfacing and upstands, incorporating stainless steel sink and drainer unit with mixer tap and subway tiled splashbacks. Integrated appliances including combination oven/grill with four burner gas hob and stainless steel extractor over, fridge, freezer and washing machine, shelved understairs storage cupboard, window and part glazed UPVC door leading to rear courtyard.

FIRST FLOOR LANDING

With decorative coving and spotlighting, built in shelved airing cupboard with radiator, doors to all first floor rooms and loft access via drop down ladder and hatch.

Bedroom 1

3.66m x 3.24m (max) (12' 0" x 10' 8") Front aspect double bedroom with decorative coving, TV and telephone points.

Bedroom 2

3.58m x 2.94m (11' 9" x 9' 8") Rear aspect double bedroom with decorative coving, point for wall mounted TV and USB charging points.

Bedroom 3

2.56m x 2.36m (8' 5" x 7' 9") Front aspect single bedroom with built in storage cupboard with hanging rail.

Bathroom

2.28m x 1.90m (7' 6" x 6' 3") Fitted with three piece suite comprising P shaped bath with mains shower over, concealed cistern WC and wash hand basin in high gloss vanity unit. Part tiled walls and tiled flooring, vertical anthracite heated towel rail, wall mounted mirror, spotlighting and obscured rear aspect window.

EXTERNALLY

To the front of the property, there is unrestricted on street parking and to the rear is an enclosed courtyard with external water tap, wood storage shed and gated access leading to the adjacent street.

ADDITIONAL INFORMATION

Decoration

Please note that the bedrooms have been repainted in a different colour since the original photos were taken.

Management & Terms

Management: this property is managed by PFK.

Terms: EPC rating: C

Rental: £675 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 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 Cockermouth office, 01900 826205.

Directions: From Cockermouth take the A594 to Maryport, head into the town and at the four way junction continue straight across and up the hill. Follow the road down hill again and at the T junction turn right and the house can be found on the right hand side.

