



Three Double Bedrooms

Front & Rear Gardens

Close to Local Amenities

Modern End Townhouse

Quiet Residential Development

EPC Rating 'B'



8 Farneside Close
Carlisle, CA1 2FL

Monthly Rental Of
£775

A well-present modern townhouse house with 3 double bedrooms. Located on a quiet residential development just off London Road to the south of Carlisle city centre. Local amenities close by include Asda supermarket, convenience stores and food outlets. There are regular bus services within walking distance on London Road and Greystone Road. The accommodation briefly comprising: Entrance, Cloakroom, Living Room, modern fitted kitchen with space for table and chairs and patio doors to rear garden. To the first floor, two double bedrooms and bathroom. To the second floor is a built-in storage cupboard, double bedroom with en-suite. The en-suite includes a shower enclosure. Outside, there is a rear garden with shed. Driveway parking to the side of the property. There is a communal grassed area with trees. The property benefits from double glazing and gas central heating.

Entrance 3' 9" x 3' 7" (1.14m x 1.10m)
with door to Living room.

Living Room 14' 10" x 11' 11" (4.51m x 3.62m)
with small under stairs storage cupboard and internal door to Inner Hall.

Inner Hall 4' 8" x 4' 5" (1.41m x 1.34m)
with stairs to the First Floor. Internal doors to Living room, Kitchen and Cloakroom.

Cloakroom 4' 3" x 3' 8" (1.29m x 1.12m)
with wash basin and toilet. Cushion flooring.

Kitchen/Diner 11' 10" x 8' 9" (3.61m x 2.66m)
modern fitted kitchen with a range of floor and wall units. Complimentary worktops with inset stainless steel 1 1/2 bowl sink. Electric oven gas hob & extractor overhead. Space for fridge freezer. Plumbing for washing machine. Space for table and chairs. Cushion flooring. Patio doors to rear yard.

Bedroom 1 11' 11" x 8' 8" (3.63m x 2.64m) + 5' 7" x 3' 4" (1.71m x 1.01m)
Double bedroom on the first floor overlooking the front of the house.

Bedroom 2 11' 11" x 7' 9" (3.62m x 2.36m)
Double bedroom on the first floor overlooking the rear of the house.

Bedroom 3 13' 7" x 8' 6" (4.15m x 2.59m) + 3' 10" x 3' 2" (1.18m x 0.96m)
Double bedroom on the second floor with en-suite.

En-suite 10' 11" x 3' 8" (3.34m x 1.13m)
featuring sink, WC and shower enclosure.

Bathroom 7' 6" x 5' 8" (2.29m x 1.72m)
on the first floor featuring bath, sink and toilet. Part-tiled walls. Cushion flooring.

Outside
Rear garden with fence surround. Low maintenance with paving slabs. Pedestrian access. Shed. Drive way parking to the side of the house.

Terms:

All lets are on an Assured Shorthold Tenancy for an initial term of 6 months unless otherwise stated & subject to eligibility. As part of the application process we will take references and carry out credit checks. To secure a property, one week's rent will be required as a holding deposit which will be held for 15 calendar days (unless otherwise expressly agreed). This amount will be attributed to the first month's rent following the completion of all tenancy documents. Successful applicants will be required to pay 1 month's rent in advance and also a deposit equal to 1 month's rent upon signing the Tenancy Agreement

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

Energy performance certificate (EPC)

8, Farneside Close
CARLISLE
CA1 2FL

Energy rating

B

Valid until: **17 March 2023**

Certificate number: **8701-5687-0339-9296-4773**

Property type

End-terrace house

Total floor area

86 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60